



MICKENS-HARPER, EAST LAKE PARK / VICTORY AND HABITAT VILLAGE NEIGHBORHOOD PLAN



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Neighborhood Planning Steering Committee

Rev. Jesse McClendon, Sr., Chair

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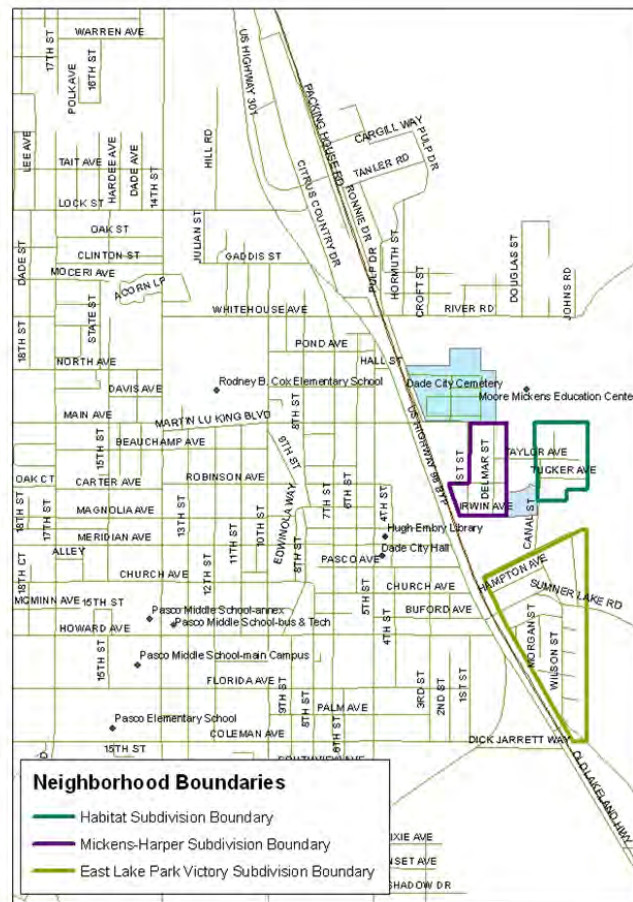
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I. NEIGHBORHOOD PROFILE

I.1.A. Location and Boundary

The neighborhood planning target area subject to this plan is located in the eastern part of Dade City and is bounded by the CSX railroad lines on the west and south, the Dade City Cemetery and Moore-Mickens Adult Education School on the north, unincorporated Pasco County to the east



I.1.B The History

Habitat Village –

In April of 2008, the City of Dade City approved the Habitat Village subdivision plat. The residential development consisted of approximately seven (7) acres and fifty (50) lots. Over the next few years Habitat began developing the lots with single family residences. At the time of this report, approximately forty (40) of the properties have homes built and construction continues.

Mickens-Harper

In the early 1950s, leaders of Dade City's black community helped create a new community called Mickens-Harper subdivision. These community leaders included Odell Mickens, Ennis Hansberry and James Harper; Lee Coleman. Robert Standifer, Otis Jones, Charles Groom, Love Thompson, Eddie Starkes, Louis Praylor, the Rev. Cooper, Harmin Goodwin, James N. Taylor, James Irvin, and Henry Thomas. The Negro Civic Committee paid \$2,000 for the land after pressing Dade City for help in dealing with sub-standard housing.

Over the years, there have been many outstanding people who have made contributions toward the betterment of the black community here, but the Negro Civic Committee stands for its success, tactics and the era its service was rendered.

The modern civil rights movement, as we know it, started in Florida in the mid- to late-1940s – around the time veterans were returning home from World War II says, University of South Florida history professor Gary

Mormino. They had fought against fascism abroad, so to expect them to come home and accept racism was a bit much. These veterans were in and out of the service before President Harry S. Truman desegregated the military. They were demanding equal rights – those unalienable rights that were written into the Declaration of Independence, such as life, liberty and the pursuit of happiness. In Dade City, veterans joined with deacons, educators, common laborers, ministers, and others to form the Negro Civic Committee in the late-40s to improve the quality of life for blacks.

Years before the struggle for equal rights became convoluted with demands of integration, the Negro Civic Committee was in hot pursuit of better housing, schooling, and recreational opportunities. The goal was not to close black schools, but to send black children to school with whites or become their neighbors.

The group was patriarchal in membership, similar to white social and service organizations of that era. Odell Mickens, an educator, and James R. Harper, a funeral director, served as the spokesperson for the committee, which included James Irvin, Harmin Goodwin, professor J.D. Moore and others.

These men understood what they were dealing with and carefully chose their battles. Most of them had come of age during the Great Depression and learned how to navigate the treachery of Florida's racial climate. They did not view themselves as victims, rather as citizens who had a right to address government about civic matters. They knew the system was rigged in favor of whites, but they were confident that given just half a chance, they could compete.

In many ways, what the National Association for the Advancement of Colored People, the Southern Christian Leadership Conference and a host of other civil rights organizations did regionally and nationally, the Negro Civic Committee accomplished locally.

For instance, when the city did not address substandard housing, the committee brought it to the city leaders' attention. As a result of the committee's efforts, the Mickens-Harper subdivision was built in the 1950s and still stands as a memorial to the group's achievements. People were able to purchase land to build nice homes long before that happened in most black communities. This is a great example of government and the people working together.

The committee, which started pushing for the community in the late-1940s, purchased the land from the city for \$2,000. Between 1952 and 1954, black professionals started buying lots. The family names read like a "who's who" of the black community at the time: Davis, O'Neal, Robinson, Praylor, Shaw, Lewis, Rawls, Williams, Groom, Mickens, Jones, Young, Penix and Broner. Eventually more than 50 homes were built.

After the housing project was under way, the group turned its energy to another quality of life issue. The committee requested that the land that had served as a German prisoner of war camp be converted into a park for the black community.

Today, Naomi Jones Pyracantha Park sits just south of Lakeland Road and Martin Luther King Boulevard. In November 1960s, a community center was added, along with courts for basketball and tennis.

When Moore Academy, began to outgrow its building off U.S. 301 on the north end of town, the committee lobbied for a bigger school. In 1952, the school today known as the Moore – Mickens School opened in the subdivision the committee helped establish.

East Lake Park/Victory Subdivision

Early in the development of the East Lake Park/Victory Subdivision there was a community store owned by Mr and Mrs. Cash Nelson. The Store was located on Hampton Avenue. The Nelson family also owned several lots and developed homes on them around the store. These homes were rented out to people that lived in the neighborhoods. After the passing of Mr. Nelson, the property was sold and presently there are four duplexes developed on the lots which are now vacant. Today there are only about four families that live on the Hampton Street.

Another store in the community was owned by Mr. and Mrs. Ned Hanner. Mr. Hanner built a church and some rooming houses on the properties he owned. Mr. Ned Hanner's son, Pastor William Hanner and his congregation built a large church in Carver's Heights in the 1990's. Today' there are no buildings on the properties formerly owned by the Hanner family. In the 1980's the subdivision was annexed into the City.

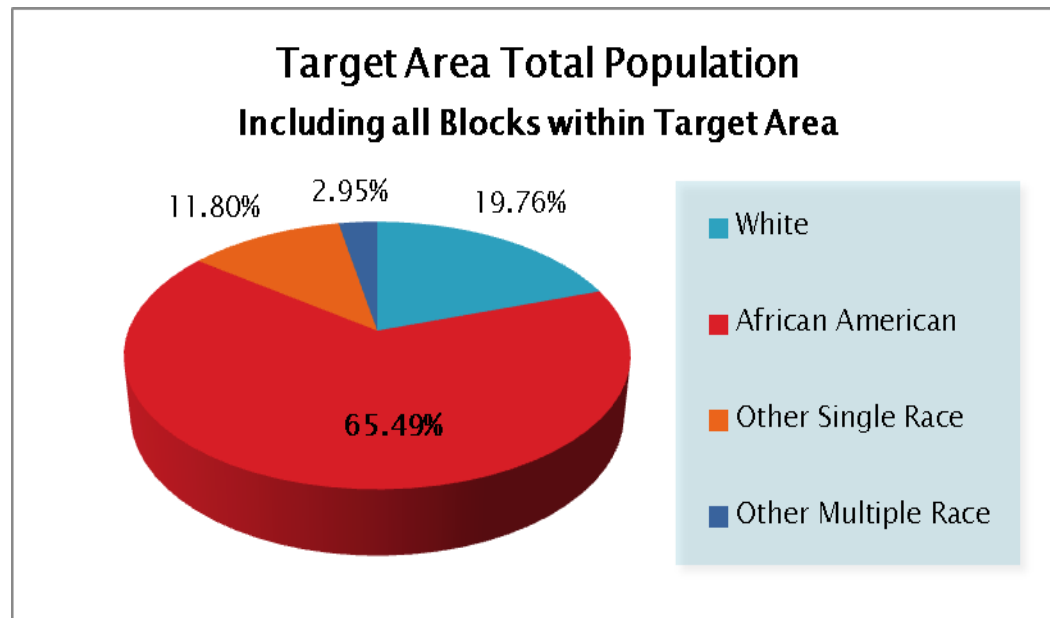
Larkin Sunny Brook Addition

In the 1950s, Mr. Bill Larkin moved some frame houses onto his property on Cochrane Street and the birth of the Larkin Sunnybrook Subdivision began. In the 1960's Elder Leonard Hansberry and his wife Flora Johnson, Sister Edna Stanback and husband, Sister Rosetta Johnson, and Deacon Steele joined together to establish the New Jerusalem Church of God on the south end of Cochrane Street. The church was initially constructed of wood frame and later rebuilt with block in the 1970s. The present pastor is Minister Mae Ross.

Families that bought property on Cochrane Street in the 1950s and 1960s were Brady and Lucille Stephens, Bernice Stephens, Raymond Stephens, Lorene and Robert Baker, Christine and Ernest Standifer, Allen and Leola Thinn and James and Hattie Baker. In the 1970s families that purchased property and moved into the neighborhood were Levater Holt, James and Dorothy Harris, Mr. and Mrs. Johnson, Mr and Mrs. McClendon, Norman and Edelle Graham, Helen Baker and Jamie and Tasha Harris. The Larkin Sunnybrook addition was annexed in the City in 1982.

1.I.B The People

According to the 2010 US Census, Tract 327, Block Group 1, the population of the neighborhood planning target area is approximately 905 persons. The population of the three communities is predominantly black, with African Americans comprising 65% of the population, whites at 20%, other single race at 3% and other multiple races are approximately 12%. The residents are mostly adults, with the majority of the residents over the age of 18. Family households make up the majority of the residents with 67% owner occupied units and 74% with two parents. Approximately 60% of the residents in the neighborhood are homeowners, and 40% of the residences in the neighborhood are held for rental purposes.



Source: US Census 2010

1.I.C. Neighborhood Amenities

The neighborhoods located within the planning target area have some of the best recreational, opportunities and amenities of any neighborhood located within Dade City. The area includes two neighborhood parks, a civic center, canals, lakes and two ponds. The Pyracantha Park is equipped with basketball courts, beach volley-ball, swings, jungle gym, covered seating and pavilion area, as well as numerous grills for outdoor cooking.

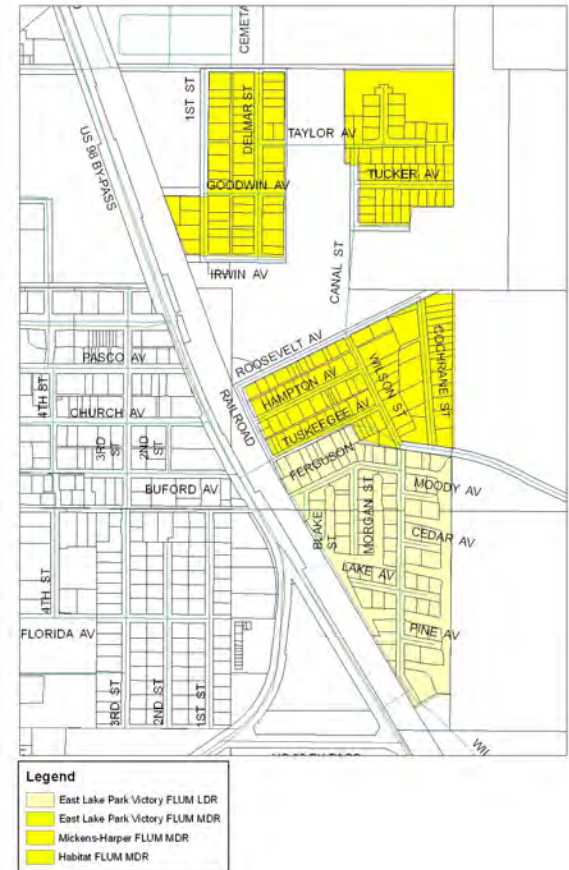


1.1.D Land Use

The City's Comprehensive Plan, Future Land Use Map 2020 has the area designated with two Future Land Use Map categories; Low – Density Residential (LDR) (0-4 du/acre) and Medium Density Residential (MDR).

The neighborhood planning target area is comprised of approximately seventy-two (72) acres with seventeen (17) acres dedicated to public right-of-way. The predominant land use in the neighborhood is single-family residential. The majority of the neighborhood is developed primarily as single-family residential, with the exception of a few duplex units on Roosevelt and Hampton Streets. Approximately sixty-five (65) acres are devoted to single family residential and approximately seven (7) acres to multi-family residential.

In the East Lake Park/Victory Subdivision are two (2) churches. On the corner of Cochrane and Sumner Streets is the *New Jerusalem Church* and on Tuskegee Street, just south of the intersection of the US 98 By-Pass and Tuskegee is the *True Faith Church of God in Christ*. In the center of the community is the City of Dade City's wastewater treatment plant. This wastewater treatment facility provides wastewater services for the City as well as areas included in the utility service area and comprises approximately three (3) acres.



1.I.F Zoning

The neighborhood planning target areas are divided into two (2) different zone districts: Residential General - 1 (RG-1) and Residential Single Family 1 (RS-3). The Mickens-Harper and the southern portion of the East Lake/Victory Park neighborhood are zoned RS-3. The RS Districts are established as zone districts in which the principal use of land is single-family residential development at a low to moderate density. The RS district permits residential development as well as allowing a mix of uses that include public and private educational facilities, churches, public parks and playgrounds as well as citrus groves and supporting structures and uses, not to exceed 400 square feet.

Complementary Conditional Uses are also allowed upon approval by the City Commission. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds are by conditional use approval. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district.

The RG districts are established where the principal use of land is single-family residential development at a medium to high residential density. The northern part of the East Lake Park/Victory and the Habitat Village subdivisions are zoned RG-1. The RG districts permit residential development as well as allowing a mix of uses that include public and private educational facilities, churches, public parks and playgrounds as well as citrus groves and supporting structures and uses, not to exceed 400 square feet. The minimum parcel/lot area for single-family uses are 6,500 square feet for single family detached, 8,000 square feet single family semi-detached and 4,350 square feet per dwelling unit for townhouses. Conditional Uses are also allowed upon approval by the City Commission. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds are also allowed. The regulations of this district are intended to discourage any use that would substantially interfere with the development of residential communities and that would be detrimental to the quiet residential nature of the district.



1.I.G. Neighborhood Planning Steering Committee

At the February 14 2012 City Commission meeting, the Dade City Commissioners appointed the following city residents to the Neighborhood Planning Steering Committee (NPSC).

Rev Jesse McClendon, Sr., Chair

Ms. Levater Holt, Vice-Chair

Ms. Hazel Wells

Mr. Tavaris Elliot

Ms. Dorothy Harris

Dr. Bermice Mathis, PhD

Ms. Venderee Foster

The NPSC is made up of representatives and community leaders from the selected neighborhoods and Dade City. These representatives all share a common interest in the preservation, revitalization and stabilization of the neighborhoods within our community. The NPSC provides guidance and assistance to City staff, in identifying issues and development of the neighborhood plan. The members of the NPSC bring to the neighborhood planning process human resources as well general and historical knowledge of the selected neighborhoods.

The professionalism and expertise of the NPSC has assisted neighborhoods as they go through the planning process, beginning with the assessment phase and continuing to the plan development and implementation phase. Members of the NPSC serve on the neighborhood planning teams, helping neighborhoods to establish short and long-term goals, as well as coming up with implementation strategies to address the identified problems and concerns of the neighborhood. It is likely that the NPSC will partner with neighborhoods to implement certain programs and services identified in the plan. In addition, the expertise of the NPSC will be used to assist in the monitoring and evaluation and implementation of the neighborhood plan.

1.I.H. The Neighborhood Planning Process

On November 8, 2011 the Dade City Commission directed the Community Development Department to begin development of a neighborhood planning program and selected the Mickens-Harper, Habitat Village and the East Lake/Victory Park communities as the first neighborhoods to participate in the neighborhood planning process. Since then, the Community Development Department in cooperation with the Neighborhood Steering Committee has coordinated the planning process in the selected neighborhoods.

The Mickens-Harper, Habitat Village and East Lake/Victory Park neighborhood plan is the result of a collaborative planning process conducted by the NPSC, neighborhood residents, the Dade City Community Development Department staff and the Dade City Commission. The plan has been developed by general consensus and as such, represents the "agreed upon" future direction for the neighborhood.

The process used for development of the neighborhood plan builds neighborhood spirit, and a neighborhood plan will be advantageous to a neighborhood in a number of ways. The adopted neighborhood plan:

- Describes clearly what the neighborhood wants to accomplish;
- Provides guidance for land use and zoning decisions in and adjacent to the neighborhood;
- Gives direction to the City and the County regarding the programs, services and capital improvements needed for the neighborhood;
- Helps guide and prioritize expenditures of public funds in the neighborhood;
- Provides a clear picture to residents, developers and the City regarding the type of development desired by the neighborhood; and
- Identifies how the neighborhood will protect its assets and resources.

Funding for the implementation of the neighborhood plan is not guaranteed. However, the City of Dade City and members of the NPSC will use the Neighborhood Plan as an advisory guide to allocate or budget funds by integrating neighborhood needs into the City budget process.

The neighborhood planning process in Dade City has four separate phases. The process includes 1) neighborhood selection and assessment, 2) plan development, 3) plan implementation and 4) plan monitoring and evaluation. In June and July of 2012, the neighborhood assessment began with a neighborhood survey and a housing and infrastructure survey. The City staff was greatly assisted by CityVerde, LLC, a full service planning company in development of the surveys and assessment of the neighborhoods. The assessments took the form of a survey and were administered by CityVerde, LLC and the Neighborhood Steering Committee members. The results of the surveys are attached as Appendix “A” and “B”. These surveys and the housing structural condition and infrastructure report were used extensively to determine the neighborhood’s issues and priorities.

1.I.I. Neighborhood Meetings

On June 23, 2012 the City held its first “Neighborhood Planning Meeting”. This meeting took place in James Irvin Community Center in the heart of the three neighborhoods. The meeting started at approximately 10:30 a.m. and was attended by 25 neighborhood residents, City staff and the City planning consultants, CityVerde, LLC.

Chairman McClendon opened the meeting and then turned it over to the City to continue. City staff and the NPSC discussed with the residents planning efforts to date. The meeting was then turned over to CityVerde, LLC to discuss the housing and infrastructure structural condition survey. Discussion was held about the neighborhood survey and the housing and structural condition survey.

After a presentation by CityVerde, LLC staff, a group discussion took place with residents identifying neighborhood issues. Many of the issues identified below were also identified by the neighborhood survey that was conducted on June 7. After the group discussion took place, residents were invited to place a sticker adjacent to the issues that they thought were most important to be addressed in the neighborhood plan. Listed below are issues identified in the neighborhood survey and at the first neighborhood meeting.

Identified Issues	Number of stickers	Ranking
<i>CANALS NEED CLEANING</i>	(14)	1
<i>ABANDONED HOMES</i>	(9)	2
<i>GARBAGE/LITTER</i>	(9)	2
<i>MOSQUITO CONTROL</i>	(8)	3
<i>UNKEMPT LOTS</i>	(7)	4
<i>LACK OF RECREATION</i>	(7)	4
<i>STRAY DOGS</i>	(6)	5
<i>ROADS</i>	(5)	6
<i>DRUG ACTIVITY</i>	(4)	7
<i>CRIME</i>	(3)	8
<i>SIDEWALKS</i>	(3)	8
<i>SAFETY</i>	(3)	9
<i>WEATHERIZATION</i>	(2)	10
<i>PUBLIC TRANSIT</i>	(2)	10
<i>LIGHTING</i>	(2)	10
<i>DUMPING OF GARBAGE</i>	(1)	11
<i>NEED EMERGENCY SUBSTATION</i>	(1)	11
<i>CRIME WATCH</i>	(1)	11
<i>SPEEDING</i>	(1)	11
<i>RR CROSSINGS</i>	(1)	11



Identified Issues	Number of stickers	Ranking
<i>WWTP RELOCATION</i>	(0)	12
<i>SIGNAGE</i>	(0)	12
<i>OWNER OCCUPIED HOMES</i>	(0)	12
<i>RR TRACKS NEED MAINTENANCE</i>	(0)	12
<i>TRAIN NOISE</i>	(0)	12

The results and outcomes that the neighborhoods hope to achieve in each issue area are outlined in the goals and outcomes for that issue areas. The plan then lists the strategies that that neighborhoods will undertake singularly or in conjunction with others to address each identified issue area. Strategies are broad approaches (policy direction) that the neighborhood and the City will undertake to address identified neighborhood issue areas and include measures that range from awareness and education programs to approaches that call for significant capital investment. For each strategy, the plan identifies specific implementing tasks to accomplish that strategy.

On February 9, 2013, the Neighborhood Planning Steering Committee held their second Neighborhood meeting with the residents of the neighborhood planning target area. The meeting was held again at the James Irvin Center with about 15 residents attending.



At the second neighborhood residents meeting, the NPSC and City staff reviewed progress and activities to date. One of the major activities at the 1st NPSC meeting was the discussion of Themes and Issues to be addressed in the neighborhood plan.

Another major discussion topic was proposed improvements to the Pyracantha Park, the James Irvin Community Center and the Ball Field Park. The residents ranked the park improvements by placing a sticker next to the park suggested improvement.

Park Improvements

I, James Irvin Community Center

1. New Kitchen
2. New windows and/or skylights
3. Paint inside and outside

II. Parks Improvements

1. Repave parking lot in front of the Pyracantha Park
2. Repair/paint or replace basketball goals
3. Add more grills
4. Fix water fountains and add new ones
5. Remove chain ladders on jungle gym
6. Mulch around playground equipment and picnic areas
7. Develop the ball field into a multi-purpose field for softball, football and soccer
8. New Bleachers
9. Goal posts for soccer and football
10. Remove fence around playground area
11. Provide more picnic tables
12. Relocate picnic tables to front and interior
13. Provide more trash receptacles
14. Install covered seating
15. Remove sandbox



THE NEIGHBORHOOD PLAN

The neighborhood plan for the Mickens-Harper, Habitat Village and the East Lake/Victory Park neighborhoods was developed by the neighborhood for the neighborhood and the Dade City Commission. The plan is the result of a collaborative and holistic community effort which engaged neighborhood residents, the City staff, the City's planning consultant, CityVerde and the greater Dade City community. All residents and property owners in the neighborhood were invited to participate in the plan development process. Neighborhood residents participated in taking the neighborhood survey, two neighborhood meetings where issues and opportunities were discussed, providing guidance to the NPSC and the City staff.

The neighborhood plan identifies neighborhood and community issues that are of concern and importance to the residents and how the neighborhood proposes to address them. The plan provides direction for future development, city capital projects, short and long term goals and neighborhood activities. The neighborhood vision, priorities, needs, goals and outcomes as well as how activities should be done are articulated in the plan. The plan advises potential land developers, builders, non-profit corporations, the City and residents about the future activities the neighborhood will support and endorse. The plan addresses the following Themes and Issues:

THEMES	Owning our neighborhood	Keep our neighborhood clean, healthy and safe	Helping our neighbors	Recreation opportunities	Our Neighborhood Future
ISSUES	Neighborhood Involvement and outreach. Neighborhood Ownership Home ownership Housing rehab (owner occupied) Housing rehab (rental occupied)	Neighborhood clean-ups Relocation of WWTP Neighborhood Safety Crime	Human development Landlord tenant issues Public Gardens	Water Features New Recreation opportunities	Zoning Streetscape Implementation Plan monitoring

THE PLANNING TARGET AREA: GETTING EVERYONE INVOLVED

Neighborhood Involvement and Outreach

Issue Area 1 - Neighborhood involvement and outreach

GOAL 1—To increase residents' and stakeholders' involvement and participation in the activities of the Mickens-Harper, Habitat Village and East Lake/Victory Park neighborhoods

Desired Outcomes

1. Increase in number of homeowners, residents and stakeholders participating in neighborhood activities.
2. Increase in number of landlords participating in neighborhood activities.
3. Foster a greater sense of neighborhood ownership.
4. Continue and increase neighborhood involvement in the Neighborhood Planning Steering Committee.
5. Develop new programs to increase participation in neighborhood activities.

Implementing Strategies

Strategy 1.A.: Formalize the organization of the NPSC to create positions and offices in which residents can serve the neighborhood.

Task 1.A.1: Develop and adopt by-laws for the Neighborhood Planning Steering Committee.

Task 1.A.2: Create within the by-laws formal positions which residents can serve their neighborhood.

Task 1.A.3: Establish and hold elections to give various neighborhood residents opportunities to serve their neighborhood in an elected office.

Strategy 1.B: Establish a network within the neighborhood to inform, educate and receive input from neighborhood residents about neighborhood issues and concerns.

Task 1.B.1: Organize focus groups to obtain input from residents on neighborhood issues and concerns. Focus groups may be organized as needed. Potential focus groups could include: youths, elderly, single parents, landlord and renters, etc.

Task 1.B.2: Recruit NPSC members or others to lead focus groups.

Task 1.B.3: Establish network of block/street captains to provide information to street block residents of neighborhood activities.

OUR NEIGHBORHOOD: OWNING OUR NEIGHBORHOOD

Our Housing Strategy

Homeownership

Neighborhood Ownership

The Overall Housing Strategy

With the exception of a few-home based businesses and neighborhood churches, the neighborhood planning target area is primarily a residential community with a predominance of single family homes and a few multi-family units. The median household income of census block 327 is \$28,724 with the median income of Pasco County being \$44,228. The median income is approximately 64% of Pasco County. Based on these demographics and economic conditions, livable and safe affordable housing is a key to the physical revitalization of the target neighborhoods as well as to the residents' quality of life.

To guide the development and redevelopment of the housing in the target neighborhood, it is necessary to formulate an overall housing strategy to direct such a process. The components of the overall housing strategy are: crime reduction, housing rehabilitation, neighborhood ownership and homeownership.

Neighborhood Pride and Ownership: Programs that foster ownership of the neighborhood with the people who live in the neighborhood are extremely important. Many of the housing and other problems occurring in the neighborhood can be attributed directly or indirectly to absentee ownerships, or a general lack of pride of neighborhood residents.. Programs that foster a sense of neighborhood pride and ownership will be encouraged and supported.

Homeownership/Infill Housing: It is known that homeownership and infill housing will play an important role in the revitalization of the target neighborhoods. Infill housing development should be targeted to encourage homeownership.

Housing Rehabilitation: Making the existing housing stock livable is the cornerstone of the housing strategy. Given the built environment of the neighborhood, residents and the NPSC are of the opinion that the primary housing program to be implanted in the neighborhood must address the rehabilitation of rental and owner-occupied existing housing. Assistance for the rehabilitation of rental housing rehabilitation is critical to the revitalization of the neighborhood.

Issue 2 – Neighborhood Pride and Ownership

Neighborhood pride and ownership is a critical and important element in the redevelopment and revitalization of neighborhoods. Neighborhood pride and ownership can be generated by a neighborhood's identity and role in the wider community, history, churches, neighborhood amenities, residents' economic investment and intangible factors and assets such as friendliness and a sense of purpose.

Goal 2—Increase a sense of neighborhood ownership and pride by the residents who live in the neighborhood.

Desired Outcomes

1. Community-wide recognition of the names Mickens-Harper, Habitat Village and East Lake Park/Victory neighborhoods.
2. A strong sense of place and community pride
3. Neighborhood entrance signs
4. Improvement of the James Irvin Community Center

Implementing Strategy/Task

Strategy 2.A: Erect "gateways" at the major entrances into the neighborhood to establish and to project a sense of place and history.

Task 2.A.1: Establish a working group of neighborhood residents to locate sites for the entrance signs and to examine ways to get funding for the signs. Solicit assistance from local groups and organizations where needed.

Task 2.A.2: Work with the City to design, construct and install entrance signs and landscaping at the major entrances of Martin Luther King Jr. Blvd, Wilson and Tuskegee Streets.

Strategy 2.B: Develop and implement a neighborhood beautification plan to create neighborhood spirit and a sense of community among residents.

Task 2.B.1: Work with the City and other local organizations to develop and implement a landscape program for the neighborhoods.

Task 2.B.2: Establish a committee to approach businesses in the community to offer neighborhood assistance with beautification efforts.

Strategy 2.C: Market the neighborhoods' names and special events.

Task 2.C.1: Develop a logo for the NPSC

Task 2.C.2: Place the NPSC name and logo on all materials relating to neighborhood projects and events.

Task 2.C.3: Purchase T-shirts with the neighborhood name and logo to be worn by members and volunteers of the NPSC at special events and projects.

Task 2.C.4: Promote the neighborhoods through regular contact with the Dade City Commission at City Commission meetings.

Issue 3 - Home Ownership

According to census information, approximately 70% of the housing in the neighborhood planning target areas is owned by the people who live in them. This means that while the majority of the homes in the community are owned by the people that live in them, a large number of residents still do not own their homes. Absentee ownership has created problems in the neighborhood ranging from the lack of care of the property to neglect of basic housing maintenance. Ownership of the neighborhood by residents who live in the neighborhood will help to address some of the problems associated with absentee landlords and property owners.

Goal 3 – Increase opportunities for home ownership through the construction of infill housing and rehab of existing neighborhood housing.

Desired Outcomes

1. Increase the number of owner-occupied homes
2. Improve and rehab housing stock of existing homes
3. Construction of new homes
4. Well maintained homes
5. Ownership within the community

Implementing Strategies

Strategy 3.C: Increase awareness, use and access to existing home programs which assist first-time home buyers in acquiring a home.

Task 3.C.1: Use existing organizations, institutions, government, civic and not-for-profit groups to disseminate information regarding the availability of funds to assist qualified first-time homebuyers with down payment and closing costs.

Task 3.C.2: Conduct workshops to notify and inform residents of the availability of funding to assist with home ownership.

Task 3.C.3: Participate with the Pasco County Community Development Department to promote affordable housing opportunities in the neighborhoods.

Strategy 3.D: The NPSC will identify and work with organizations to counsel (financial, budget and home maintenance) to renters that are interested in becoming homeowners.

Task 3.D.1: The NPSC shall partner with local organizations to provide credit counseling and family budget training within the neighborhoods.

Issue 4 – Housing Rehabilitation (owner occupied)

Much of the housing stock in the neighborhood planning area is relatively old and is in need of moderate to major repairs. According to the *Neighborhood Condition Survey* prepared by CityVerde, LLC, within the three community groups of Mickens Harper, East Lake Park and Habitat there are 269 platted parcels. Out of the 269 platted parcels there are 187 parcels with structures and 82 parcels that are vacant land.

Mickens Harper Community group only includes the Mickens Harper subdivision which was platted and approved on May 10th 1949 for 52 parcels (38 parcels with structures, 9 privately held vacant properties and 5 vacant properties owned by Dade City or Pasco County).

The East Lake Community group has a total of 166 platted parcels (107 parcels with structures and 59 privately held vacant properties). The East Lake Community group includes neighborhood planning target area East Lake, Larkin's Sunnybrook addition, and the Victory subdivision. The East Lake subdivision was platted and approved on July 12th 1961 for 102 parcels.

The Larkin's Sunnybrook Addition subdivision was developed in the late 1950s and included 39 parcels. The Victory subdivision is the oldest in the targeted communities within the East Lake community group and has 25 parcels with properties built in the 1930s & 1940s.

The Habitat Village group has a total of 51 platted parcels (42 parcels with structures and 9 privately held vacant properties). The Habitat Village includes the Habitat subdivision, E.B. Larkin Addition and 5 additional parcels not assigned to a subdivision. The Habitat Village subdivision includes 17 platted parcels that began development by the Habitat Foundation in 2005 and are still currently developing.. The E. B. Larkin Addition subdivision has 28 platted parcels with the majority of the properties built between 2002 and 2006. The additional 6 parcels not assigned to a subdivision were built in 1932, 1940 and 1960. Vacant land makes up 30% of the total platted parcels within the three community groups. Due to the age of these units, many of them are showing the need for moderate to major repair. The Neighborhood Condition Survey classified some of these units as substandard or dilapidated. The Neighborhood Survey conducted by the Neighborhood Steering Committee also documents residents' opinions of the conditions of housing within the communities. Abandoned homes and unkempt lots ranked second and fourth among the most pressing and important issues of the survey respondents.

Goal 4 – To maintain and improve the existing housing stock to ensure the availability of safe and affordable housing for neighborhood residents.

Desired Outcomes

1. Well maintained and improved housing stock
2. Modernization and weatherization of existing homes
3. Increase use of existing housing rehabilitation assistance programs by qualified homeowners
4. Increase and maintain property values
5. Five owner – occupied homes rehabilitated per year.

Implementing Strategies/Tasks

Strategy 4.A: Increase the awareness, access and use of all city, county and state owner-occupied housing rehabilitation programs.

Task 4.A.1: Provide through the Dade City Community Development Department information regarding housing rehabilitation programs offered by the City, County, State of Florida and other entities.

Task 4.A.2: An appointee from the NPSC will coordinate with the Pasco County Community Development Department to determine if grants and/or loans are available for housing rehabilitation. If grants and/or loans are identified, the NPSC will notify neighborhood residents in cooperation with the Dade City Community Development Department regarding the availability of these funds through neighborhood meetings.

Task 4.A.3: Develop a data base of the neighborhood’s existing housing conditions. Use data base information as supporting data for grant applications and the development of city housing rehabilitation assistance programs.

Strategy 4.B: Equip and educate residents with the know-how and neighborhood support to make repairs to their homes that do not require a licensed contractor.

Task 4.B.1: In conjunction with local contractors, businesses and the Dade City Building Department, conduct Do-It-Yourself projects in the neighborhood under the sponsorship of the City and the Neighborhood Steering Committee. Ensure that appropriate building permits are obtained and paid for by home owners or other entities for repairs requiring a building permit.

Task 4.B.2: Partner with volunteer groups from area churches, St. Leo University and Pasco Hernando Community College to assist residents making repairs to their homes.

Strategy 4.C: Obtain assistance with making repairs to homeowner–occupied homes.

Task 4.C.1: The NPSC will develop a program that assists neighborhood residents in making repairs to homes they own and occupy within the neighborhood.

Task 4.C.2: Explore with local building supply companies through the Neighborhood Steering Committee the possibilities of obtaining discounts on building supplies for home improvement/ rehabilitation projects.

Strategy 4.D: Encourage upgrading, expansion and improvement of existing homes.

Task 4.D.1: Work with local financial institutions to develop special funding programs to assist residents with financing to renovate, rehab and/or expand their homes.

Task 4.D.2: Encourage the City to provide regulatory relief such as waivers of permit fees, tap fees, setbacks to homeowners rehabilitating, upgrading or expanding their homes.

Strategy 4.E: Provide financial counseling to existing home-owners and soon-to-be homeowners.

Task 4.E.1: In partnership with local lending institutions, provide training for existing homeowners on maintaining their mortgages.

Issue 5 – Housing Rehabilitation (rental occupied)

Goal – To maintain and improve the existing housing stock and to ensure the availability of safe, decent and affordable rental housing.

Desired Outcomes

Well maintained and improved housing stock.

Modernization of existing houses

Increase use of existing housing rehabilitation assistance program by qualified landlords.

Landlords making repairs to the rental housing stock

Five rental homes rehabilitated per year.

Implementing Strategies/Tasks

Strategy 5.A: Continue to assess and determine the need for housing rehabilitation for single family and duplex housing within the neighborhood study target area.

Task 5.A.1: Every two years, update the housing structural condition survey to assess the condition of rental housing and to determine need for rehabilitation.

Task 5.A.2: Develop a data base of the neighborhood existing housing conditions using the data from the housing structural condition survey. Information from the data base can be used as background data for grant applications and the development of housing rehabilitation assistance programs.

Task 5.B. 2: Notify landlords and property owners of the availability of rental housing grants/loans through neighborhood meetings and door-hangers.

Strategy 5.C: Provide Incentives for the renovation and retention of the affordable rental housing stock within the neighborhood planning area.

Strategy 5.B: Increase awareness, use and access to all rental housing rehabilitation programs offered by Pasco County and the State of Florida.

Task 5.B.1: Coordinate with the Pasco County Community Development Department to determine the availability of grants and/or loans for housing rehabilitation. Notify neighborhood residents through the NPSC and the Dade City Community Development Department of these funds through neighborhood meetings.

Task 5.B.2: Notify landlords and property owners of the availability of rental housing grants/loans through neighborhood meetings and door-hangers.

Strategy 5.C: Provide Incentives for the renovation and retention of the affordable rental housing stock within the neighborhood planning area.

Task 5.C.1: Work with the City to establish an affordable rental housing rehabilitation program to provide grants and/or loans for rehabilitation of rental housing. Rental housing rehabilitation grants or loans should be structured such that the rehabilitation housing units remain affordable for a specific period of time.

Task 5.C.2: Seek funding for the rental rehabilitation loan/grant program from local lending institutions, Community Development Block Grant program and any other relevant and appropriate sources.

Task 5.C.3: The Neighborhood Steering Committee shall work with the City, County, State, local financial institutions and other funding entities to develop loan programs to assist landlords and property owners with financing to renovate or expand their rental properties.

Task 5.C.4: Provide regulatory relief such as waivers of permit fees, tap fees, setbacks to homeowners rehabilitating, upgrading or expanding their rental units. Every \$2,000 in waivers should result in a commitment to keep the renovated housing units affordable for a minimum of five (5) years.

Task 5.C.5: Explore with local building supply companies through the NPSC the possibilities of obtaining discounts on building supplies for rental unit improvements/rehabilitation projects.

OUR NEIGHBORHOOD: Keep our neighborhood clean, healthy and safe

Neighborhood Clean-up

Relocation of the Dade City Wastewater Treatment Plant

Neighborhood Safety

Crime Reduction

Issue Area 6 – NEIGHBORHOOD CLEANUP

One of the identified issues facing the neighborhood planning target area is its image and appearance. One of the first things a person notices about an area is its physical appearance or character. The visual quality of an area has an immediate effect on how an individual perceives the neighborhood. A neighborhood with litter, trash and debris, unkempt homes and yards, trash along the side of the roadways will not be perceived the same as a neighborhood with attractive homes, well maintained landscaping and manicured green spaces and lawns.

One of the areas of consensus among the Neighborhood Steering Committee and residents was that the appearance of the neighborhood is important and there is too much trash and debris scattered throughout the neighborhood. Trash and debris in the canals that provide storm-water management for the area are also a concern. A large number of residents that attended the first Neighborhood Meeting where the issues were identified felt that their neighborhood was unkempt and had litter problems. The cleanliness of the canals was of high importance to the majority of the residents

GOAL 6—To reduce litter, trash and debris in our neighborhood

Desired Outcomes:

1. No trash, litter or debris in the neighborhood
2. Well maintained vacant and developed lots
3. Canals maintained and clean
4. Water quality improvement in stormwater canals
5. Residents disposing of their waste properly
6. No dumping of trash by residents and others into stormwater canals

Implementing Strategies/Tasks

Strategy 6.A: Working with the City, the NPSC shall develop an—ongoing community-wide neighborhood clean-up program.

Task 6.A.1 Establish a committee comprised of neighborhood residents and representatives from the City of Dade City to develop a neighborhood clean-up plan.

Task 6.A.2 The NPSC shall use “door hangers”, church bulletins and word-of-mouth to promote neighborhood clean-ups.

Task 6.A.2: The NPSC shall encourage neighborhood residents to “Adopt-a-Street” and work in partnership with neighborhood residents to clean-up and maintain designated streets.

Issue Area 7- Relocation of the Dade City Wastewater Treatment Plant (WWTP)

In 1957, the Dade City Commission located the existing wastewater treatment plant east of town in the area which is now part of the neighborhood planning target area subject to this plan. Over the next 60 years, the lands nearby the treatment plant were platted for residential development. Because of the many neighborhood resources and other factors the land was developed into a residential area.

Recently, the Dade City Commission has made the decision to build a two-million gallon reclaimed water tank off-site from the treatment plant. The decision was made by the Commission to not build at the reclaimed water tank at the current WWTP site rather to build at the city rapid infiltration basin site, approximately one mile southeast of the plant location.

The current residents in the community have voiced their opinion that they would like the City to begin a gradual relocation of portions of the plant which are located within the neighborhood planning target area and relocate them to the rapid infiltration basin site.

GOAL 7 - By 2025 the City of Dade City will have relocated the entire wastewater treatment plant from our neighborhood to another location outside of our neighborhood.

Desired Outcomes:

1. Removal of existing waste water treatment plant to a different location
2. Keep neighborhood residents informed
3. Work collaboratively with the City.

Strategy 7.A: The NPSC will work with the City of Dade City officials to plan for the removal of the existing treatment plant.

Task 7.A.1: Maintain involvement with the city by attending the bi-monthly city commission meetings.

Task 7.A.2: Maintain ongoing, open dialogue with the City Commission regarding neighborhood priorities, as outlined in this plan.

Task 7.A.3: The NPSC will work with the City regarding the identification of fund-



Issue Area 8 – Neighborhood Safety

Retrofitting neighborhoods to include infrastructure, community amenities and other design considerations which lead to residents' safety and a higher quality of life is a very important component of neighborhood revitalization. Regarding safety in the neighborhood planning area, the surveyed residents felt that it was very important for the streets in the neighborhood to be safe for pedestrians, especially children.

Goal 8 – To improve safety within the neighborhood planning target area.

Desired Outcomes

1. Slower vehicular speed within the neighborhood
2. New and additional street lights in strategic locations
3. In the long term, reduce through traffic from other areas
4. Bike and pedestrian lanes or sidewalks
5. Children at Play signs posted in strategic locations

Implementing Strategies /Tasks

Strategy 8.A: Improve walkability and minimize traffic and pedestrian conflicts.

Task 8.A.1: Repave all streets identified as needing paving improvements in the neighborhood structural condition survey, construct sidewalks and traffic calming devices.

Task 8.A.2: Construct cross-walks at appropriate locations within the neighborhood planning target area.

Strategy 8.B: Control the flow of traffic within the neighborhood.

Task 8.B.1: In appropriate locations within the neighborhood, install traffic calming devices to slow down the speed of motor vehicles. Priorities should be given to roads adjacent to city parks and Moore-Mickens School.

Task 8.B.2: Install speed limit signs on all streets within the neighborhood planning target area. Speed limit should be no greater than 25 mph.

Task 8.B.3: Install "Children at Play" signs in locations near city parks in the neighborhood planning target area.

Issue Area 9 - Crime

In the results of the neighborhood survey and in the first neighborhood meeting on June 25, 2012 most neighborhood residents responded that they felt safe in their neighborhood. However crime data provided by the Dade City Police Department shows that over an eight (8) year period there is a great amount of crime within the neighborhood target area. Criminal activities ranged from simple battery to shooting/throwing a missile into occupied dwelling or vehicle.

While the incidence of crime is high in the neighborhood planning target area, neighborhood residents working with the Dade City Police Department can reduce the crime in the neighborhood. A number of areas could be considered hot spots for crime and improved collaboration between law enforcement officials and residents, owners and landlords can help to reduce the incidence of crime in these areas. In additional, educating residents regarding personal safety and neighborhood safety, issues can go a long way in preventing residents from becoming victims of crime.

OFFENSE	2005	2006	2007	2008	2009	2010	2011	2012
Arson							1	
Aggravated Assault/ Battery	3	1	2			1		
Aggravated Assault Do- mestic						2		
Assault on LEO/Fire Fighter		1						
Baker Act						2	1	
Battery		1	2	3	2	1	1	
Burglary	1			3	6	6		
Carry Concealed Weapon					1			
Criminal Mischief	4	1	1					
Domestic Misc.	2	2	3	6	6	10	2	
Drugs Narcts/Controlled Subs					2	1	1	
FTA on Bond	1							
Grand Theft Auto					1			
Grand Theft	1	1	2			3		
Information for Officer				1	5	3	2	3
Littering							1	
Lost Found Property					2	2	1	
Misc	4	6		1				
Missing Person						2	2	
Shoot/Throw Missile into dwelling or Vehicle	2							
Simple Battery Domestic	1				1	5		
Property Damage							1	
Theft (Petty)	1	3	1		1	1	4	
Trespass – Occupied Structure						1		
Vio Injunction for Protec- tion						1		

Goal 9 – To create a sense of security and personal safety within the neighborhood planning target area and an environment to stimulate public and private investment in the neighborhoods.

Desired Outcomes

1. A significant reduction in criminal acts taking place in the neighborhood planning target area.
2. Development of a neighborhood crime watch program.
3. Elimination of drug dealing and drug activity in the neighborhood.
4. Reduction in the number of criminal hot spots in the neighborhood planning target area.

Implementing Strategies/Tasks

Strategy 9.A: Improve relationships between law enforcement officials and neighborhood residents.

Task 9.A.1: Collaborate with the Dade City Police Department, Pasco County Fire Department and the Pasco County Sheriff Department to host events in the neighborhood to provide positive social interaction between law enforcement offices and neighborhood residents.

Task 9.A.2: Recruit neighborhood residents to participate in ride-along with the Dade City Police Department and to participate in the Pasco County Citizens Academy.

Task 9.A.3: Invite law enforcement officers to participate in regularly scheduled neighborhood activities, such as neighborhood block parties and the Neighborhood Steering Committee meetings.

Task 9.A.4: Recognize and honor law enforcement officials and officers who have partnered with the neighborhood to address neighborhood issues.

Task 9.A.5: Recruit law enforcement officials to serve as volunteers in neighborhood programs.

Task 9.A.6: Develop and implement a neighborhood watch program in conjunction with the Dade City Police Department.

Strategy 9.B: Increase safety awareness

Task 9.B.1: Collaborate with local law enforcement officials, including fire department and City Safety Services officers, to conduct workshops on personal and neighborhood safety.

Task 9.B.2: Update the Neighborhood Steering Committee on a regular basis of criminal activities taking place in the neighborhood planning area.

Task 9.B.3: Encourage neighbors to look out for each other and report suspicious activities to the police.

Task 9.B.4: Collaborate with the appropriate agencies, such as the Red Cross, to conduct training sessions in the neighborhood on CPR and other lifesaving procedures.

Task 9.B.5: Work with Pasco County and neighborhood residents to ensure that every home is properly numbered and the addresses are visible from the street.

OUR NEIGHBORHOOD:HELPING OUR NEIGHBORS

Human Development

Landlord/Tenant Issues

Issue Area 10 - Human development

The greatest asset of any community is its people. As such, the creation of opportunities for human development plays an important role in the redevelopment and revitalization of the neighborhood. Human services programs addressing education, employment, food and nutrition and the unique social needs of different age groups, arts and culture are vital to the development of the neighborhood planning target area. It is therefore necessary to address the development and enrichment of the residents of the neighborhood planning target area.

Goal 10 – To provide services, programs and opportunities to foster the cultural, social, nutritional, economic and educational development of neighborhood residents.

Desired Outcomes:

1. Job training opportunities for the residents of the neighborhood planning target area.
2. Cultural and education programs for all age groups in the neighborhood planning target area.
3. Expansion of neighborhood based after-school programs.
4. Neighborhood – based charitable programs such as food bank, clothing closet and community gardens.
5. A community services referral program.

Strategy 10.A: Enhance and expand the learning experiences of neighborhood children, especially elementary and middle school children.

Task 10.A.1: Encourage the Pasco County School Board to fund and operate an afterschool program at the James Irvin Community Center.

Task 10.A.2: The NPSC shall encourage and partner with volunteer tutors and mentors to assist with tutoring programs operating in the neighborhood planning target area.

Task 10.A. 3: The NPSC shall partner with neighborhood churches, not-for-profit groups and Dade City/Pasco County businesses to sponsor activities such as field trips and other trips for neighborhood children.

Task 10.A.4: The NPSC shall work with the Pasco County School Board to provide computers and other equipment to access online educational opportunities for children and residents of the neighborhood planning target area.

Task 10.A.5: The NPSC shall collaborate with various organizations and individuals to provide transportation for neighborhood children to participate in education and recreational opportunities outside the neighborhood.

Strategy 10.B: Provide neighborhood residents access to job training, career building skills and personal development programs.

Task 10.B.1: The NPSC shall collaborate with the Pasco County School Board, St. Leo University, Pasco Hernando Community College, Career Central of Florida to host career/expo days in the neighborhood planning target area.

Task 10.B.2: The NPSC shall solicit St. Leo University, Pasco Hernando Community College to establish a scholarship program for residents of the neighborhood planning target area.

Task 10.B.3: The NPSC shall collaborate with local businesses, the City of Dade City, Pasco County government, St. Leo University and Pasco Hernando Community College to make summer employment opportunities available to the youths of the neighborhood planning target area.

Strategy 10.C: Provide programs and services to help residents with basic needs.

Task 10.C.1: The NPSC shall establish a neighborhood food pantry and a community garden to assist residents with supplemental food supplies.

Task 10.C.2: The NPSC shall establish and manage a neighborhood clothes closet to help residents needing clothing.

Task 10.C.3: The NPSC shall establish a “back to school supplies drive” to assist families with children needing clothing and supplies for school.

Task 10.C.3: The NPSC shall coordinate with the Pasco County Public Health Department to have a mobile health clinic visit the neighborhood planning target area to perform health screenings, dental screenings and other health related services.

Strategy 10.D: Establish social and cultural programs to engage, develop and use the skills and talents of the neighborhood residents.

Task 10.D.1: The NPSC shall establish at least three events per year to bring neighborhood residents together for social, cultural and educational purposes.

Task 10.D.2: The NPSC shall coordinate with the Dade City Police Department and the Pasco County Fire Department to implement programs that foster and encourage positive interaction between these departments and neighborhood residents, especially for the children and youth.

Issue Area 11 – Landlord / Tenant Issues

While the neighborhood planning target area is primarily an area of home ownership, approximately 30% of the homes are held for rental purposes. Even with the small number of rental units, it is critical that landlord/tenant issues are addressed in the Neighborhood Plan. For the neighborhood to succeed, it means that landlords and tenants must pursue and cultivate a relationship of understanding and common goals.

Goal – Foster a relationship of understanding and common goals between landlords and tenants.

Desired Outcomes

1. A model rental residential community
2. Model residential lease programs
3. Better relationships between landlords and tenants

Strategy 11.A: Increase landlord's involvement in the neighborhood and the NPSC.

Task 11.A.1: Solicit a landlord to be appointed to the NPSC

Task 11.A.2: Include as a regular item on the NPSC Agenda an agenda item to discuss Landlord/Tenant issues.

Strategy 11.B: Foster better communication and understanding between landlords and tenants.

Task 11.B.1: Twice per year conduct workshops or invite speakers to make presentations to the Neighborhood Steering Committee regarding landlord/tenant issues.

Task 11.B.2: Hold neighborhood events that encourage social interaction between landlords, property owners/managers and tenants.

RECREATION OPPORTUNITIES

Water Features

Park Improvements

Issue Area 12 – Water Features

GOAL—12

Improve water quality and recreational opportunities in the existing water features that serve the neighborhood planning target area residents.

Desired Outcomes

1. Canals and ponds free of garbage and debris.
2. Canals and ponds with acceptable water quality with vegetation removed on a regular basis.
3. Seating and fish cleaning areas adjacent to canals
4. Boat launch from canals and /or ponds
5. Development of a water park feature at the Pyracantha Park

Implementing Strategies

Strategy 12.A: Partner with the City to schedule neighborhood clean-up days with emphasis being placed on cleaning up garbage and debris in and along the canals and ponds.

Task 12.A.1 Establish a committee comprised of neighborhood residents and representatives from the City of Dade City to develop a water feature clean-up plan.

Task 12.A.2 The NPSC shall encourage use of “door hangers”, church bulletins and word-of-mouth to promote neighborhood clean-ups.

Task 12.A.2: The NPSC shall encourage neighborhood residents to “Adopt-a-Canal” and work in partnership with neighborhood residents to clean-up and maintain designated canals.

Task 12.A.3: The NPSC shall encourage neighborhood residents to take individual responsibility to stop dumping garbage into stormwater canals.

Task 12.A.4: The City shall on an on-going basis provide for vegetation removal and spraying from the stormwater canals in the neighborhood planning target area.

Task 12.A.5 The NPSC shall support the City’s efforts in the adoption of a stormwater utility to fund cleaning and maintenance of neighborhood stormwater canals and ponds.

Strategy 12.B: Develop and improve fishing opportunities in and around the canals and ponds.

Task 12.B.1: Select appropriate locations for areas along the canals to promote fishing.

Task 12.B.2: Work with the City to designate funding sources for the construction of fishing benches and areas for cleaning fish adjacent to stormwater canals.

Task 12.B.3: Work with the City to designate funding sources for construction of a boat launch for non-motorized boats in appropriate locations.

Strategy 12.C: Appoint a subcommittee of the NPSC to investigate the possibility of development of a water park feature at the Pyracantha Park.

Task 12.C.1: Appoint a subcommittee to investigate the development and location of a water park in the neighborhood planning target area.

Task 12.C.2: Visit other city water parks

Task 12.C.3: The NPSC will investigate funding sources to pay for a water park that does not include the City General Fund.

Task 12.C.4: Once funding sources are identified, the NPSC will work with City officials to plan and budget for a water park in the Capital Improvement Plan.

OUR NEIGHBORHOOD FUTURE

Zoning

Streetscape

Implementation

Plan monitoring

Issue Area 13 - Zoning

The neighborhood target planning area consists of two (2) zoning districts which dictate the types of land uses that can be developed in the neighborhood. These zone districts are RG-1 and RS-3. The Mickens-Harper and the southern part of the East Lake Park/Victory neighborhood is zoned RS-3. This zone district allows only single family residential uses. The Habitat Village and the northern part of the East Lake Park/Victory subdivision is zoned RG-1. The RG-1 zone district allows for both single-family and multi-family residential uses.

The existing uses within the neighborhood planning target area are generally consistent with the districts allowable uses; however there are a couple of homes that have been converted to neighborhood commercial type uses. These include barber and beauty salons. There are also three churches within the community which are permitted non-residential uses in the RS-3 and RG-1 zone districts. No concerns were expressed regarding the zone district or the existing uses within the neighborhoods during the neighborhood meetings. During the neighborhood meetings and meetings of the NPSC, it was expressed that there is a desire for rehab of existing homes and redevelopment of the properties that are in sub-standard condition.

GOAL 13

To create a land use plan that protects the residential nature of the neighborhood planning target areas while providing incentives for redevelopment and rehabilitation of the area.

Desired Outcomes

1. Prohibition of certain land uses in the neighborhood planning target area that can negatively affect the neighborhoods.
2. No multi-family housing.
3. Rezone all RG zone district areas in the neighborhood planning target area to an RS district to prohibit apartment complexes.
4. Promote development of infill housing for homeownership opportunities.

Implementing Strategies/Tasks

Strategy 14.A: Develop a land use plan that protects the neighborhood from incompatible land uses.

Task 14.A.1: Maintain the current RS-3 zone district and rezone the RG-1 portions of the Mickens – Harper and East Lake Park/Victory subdivision to RS-3.

Task 14.A.2: Prohibit any new nonresidential uses to locate within the neighborhood planning target area.

Issue Area 15 - Streetscape

During neighborhood meetings the residents commented that they want sidewalks and safe streets. Residents identified the lack of sidewalks as one of the things they dislike about the neighborhood. Other streetscape improvements identified by residents include additional street lighting, landscaping and traffic calming devices.

Goal: To create a safe and pedestrian friendly street network within the neighborhood planning target area.

Desired Outcomes

1. Physical enhancements to the neighborhoods that will assist residents in feeling safer.
2. Neighborhood streets with sidewalks, curbs and gutters.
3. Additional Streetlights
4. Traffic calming devices on appropriate streets
5. Children at Play signs where appropriate
6. Landscaping of neighborhood street rights-of-ways
7. Entrance signs for the neighborhood at Wilson and Tuskegee Streets and Martin Luther King Drive.

Implementing Strategies/Tasks

Strategy 15.A: Reconstruct, repave and rebuild neighborhood streets.

Task 15.A.1: Identify and prioritize the streets in the neighborhoods that are in need of improvements. The following streets are in need of improvements.

Street	Improvements Needed
Blake Street	Repaving and Sidewalks
Cedar Avenue	Repair, Repaving and Sidewalks
Ferguson Avenue	Repair, Repaving and Sidewalks
Hampton Avenue	Repair, Repaving and Sidewalks
Lake Avenue	Repair, Repaving and Sidewalks
Morgan Street	Repaving and Sidewalks
Pine Avenue	Repair, Repaving and Sidewalks
Railroad Avenue	Paving and Sidewalks
Roosevelt Avenue	Repaving and Sidewalks
Sumner Lake Road	Repaving and Sidewalks
Tuskegee Avenue	Repair, Repaving and Sidewalks
Wilson Street	Repair, Paving, Repaving and Sidewalks
Canal Street	Repaving
1 st Street	Repaving
Delmar Street	Repaving
Cochrane Street	Sidewalks

Task 15:A.2: Encourage property owners to donate additional Right-of-Way where additional land is needed to complete streetscape improvements.

Task 15:A.3: Work with the City officials to include streetscape improvements to ensure that all neighborhood streets listed in Task 14.A.1 are funded within the five (5) year capital improvement plan.

Task 15.A.4: Work with City officials to develop and implement traffic calming devices within the neighborhood planning target area.

Strategy 15.B: Develop and implement a tree planting and landscaping preservation program within the neighborhood planning target area.

Task 15.B.1: Plant street trees along Martin Luther King, Jr. Blvd within the neighborhood planning target area.

Task 15.B.2: Organize neighborhood volunteers and residents to assist the City with landscaping along the right-of-ways within the neighborhood planning target area.

Task 15.B.3: Coordinate with the City and Pasco County to assist property owners with the removal of dead trees along the City's right-of-way.

PLAN IMPLEMENTATION & MONITORING

For the neighborhood plan to be successful, plan implementation and monitoring is a critical component. Therefore, the three neighborhoods must establish an on-going committee to oversee the implementation of the plan. The committee should be made up of interested neighborhood residents and stakeholders as well as representatives from the City. The committee will need to schedule regular meetings to keep abreast and monitor the progress made in the implementation of the plan. To keep track of the progress of the plan, an implementation matrix including each task with an implementation timeframe should be developed. The matrix will include the parties that are most likely to be involved in the implantation of each task and to the greatest extent possible, the cost associated with each task will be estimated.

By adopting the neighborhood plan, members of the NPSC and implantation Committee when established and the City of Dade City recognizes the process the neighborhoods have gone through to develop the neighborhood plan and demonstrate their commitment to assist and foster implementation. Approval of the plan by the neighborhood and acceptance by the City however, does not obligate the City to implement or fund any of the tasks or programs listed in the plan. Every task listed will require a separate and specific implementation/approval/funding action by the implementation committee and the City of Dade City.

Some of the tasks listed in the plan are expected to be completed quickly; some may even be implemented prior to formal adoption of the plan by the NPSC. Capital projects in the plan however may require the City to budget these projects in the 5-Year Capital Budget and may require even longer time frame depending on the cost and scope of the project.

The status of each task listed in the neighborhood plan will be tracked by the implementation matrix. The matrix will provide an easy way to check the status of each task and the overall progress made in plan implementation. The matrix will need to be updated regularly as more information becomes available as the status of the tasks change. A report updating the status of the plan will need to be prepared by the implementation committee and the City of Dade City on a yearly basis.