

# Appendix A

## Potential Park Site(s) Evaluation

The Villages of Pasadena Hills 2050 Area Plan requires that a funding mechanism be implemented to purchase the land for one (1) one-hundred acre Regional Park within the Pasadena Hills Study Area Boundary. During the formulation of the Financial Plan, the property owners group recommended that monies to purchase the land for two (2) eighty acre District Parks within the Study Area also be included within the Development Fees collected from within the Study Area. The body of the Financial Plan states in detail how these funds will be collected over time.

After conversations between the County Administration, the property owners group and their consultants, it was proposed that one “Super Park,” combining the one Regional and two District Parks required by the Area Plan, be constructed for the use of the entire region. This would minimize the County’s park operation and maintenance fees while still providing a tremendous amount of park land for the surrounding population to take advantage of.

The Pasco County Parks and Recreation Master Plan (April 2001) states that Regional Parks are primarily for passive use, while District Parks tend to be more active in nature and contain large athletic complexes, recreation centers and a diverse range of intensive recreational facilities. District Parks are also generally closer to urban areas than Regional Parks. The Pasadena Hills “Super Park” would be a combination of these two types of parks. The “Super Park” would act as a reliever to the already crowded Wesley Chapel District Park, while incorporating passive elements such as walking trails.

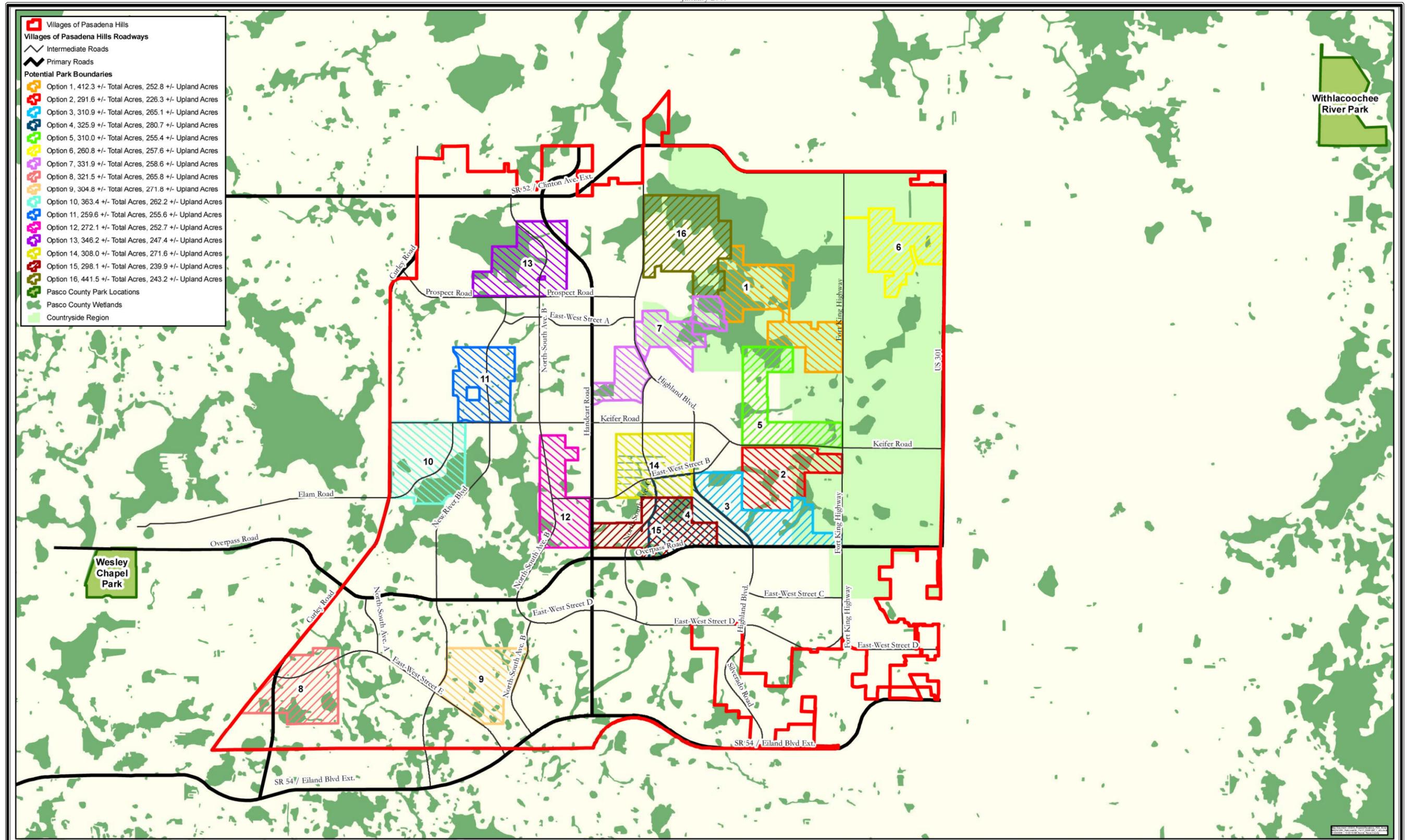
Neither the Vision Plan or the Comprehensive Plan established a location for the Regional or District Parks within the Villages of Pasadena Study Area. To assist the County in locating a suitable site for the Pasadena Hills “Super Park,” a set of criteria was established:

- a. The **upland acreage of the “Super Park” site should be approximately 260 acres** (100 acres for the Regional Park and an additional 160 acres for the two District Parks).
- b. The park site should be **centrally located**
  1. within the Villages of Pasadena Hills Study Area,
  2. consideration should be given to the distance from the Wesley Chapel District Park and the Withlacoochee River Regional Park to avoid duplication future resources in close proximity to existing park resources.
- c. The park should have **adequate access** to alleviate congestion entering and existing the park
  1. via a major road,

2. with multiple access roads being ideal,
3. unless they divide the parkland, causing pedestrians to cross busy roadways.

- d. The park should be located in an **area that is not planned for intense urban development**.
- e. Due to the fact that the property owners group is paying for this plan, **property owned by a member of the group should be given higher priority**.
- f. The **number of property owners needed to aggregate** the parkland should also be considered for ease of assembling the total acreage required.

Using these criteria, sixteen “Super Park” location options were evaluated. A total of 49 points were attainable. The option with the most points received 35 points. All sixteen options for the “Super Park” locations are shown on Exhibit G. . Table 11 has ranked each options, and they are shown graphically on Exhibits H –X



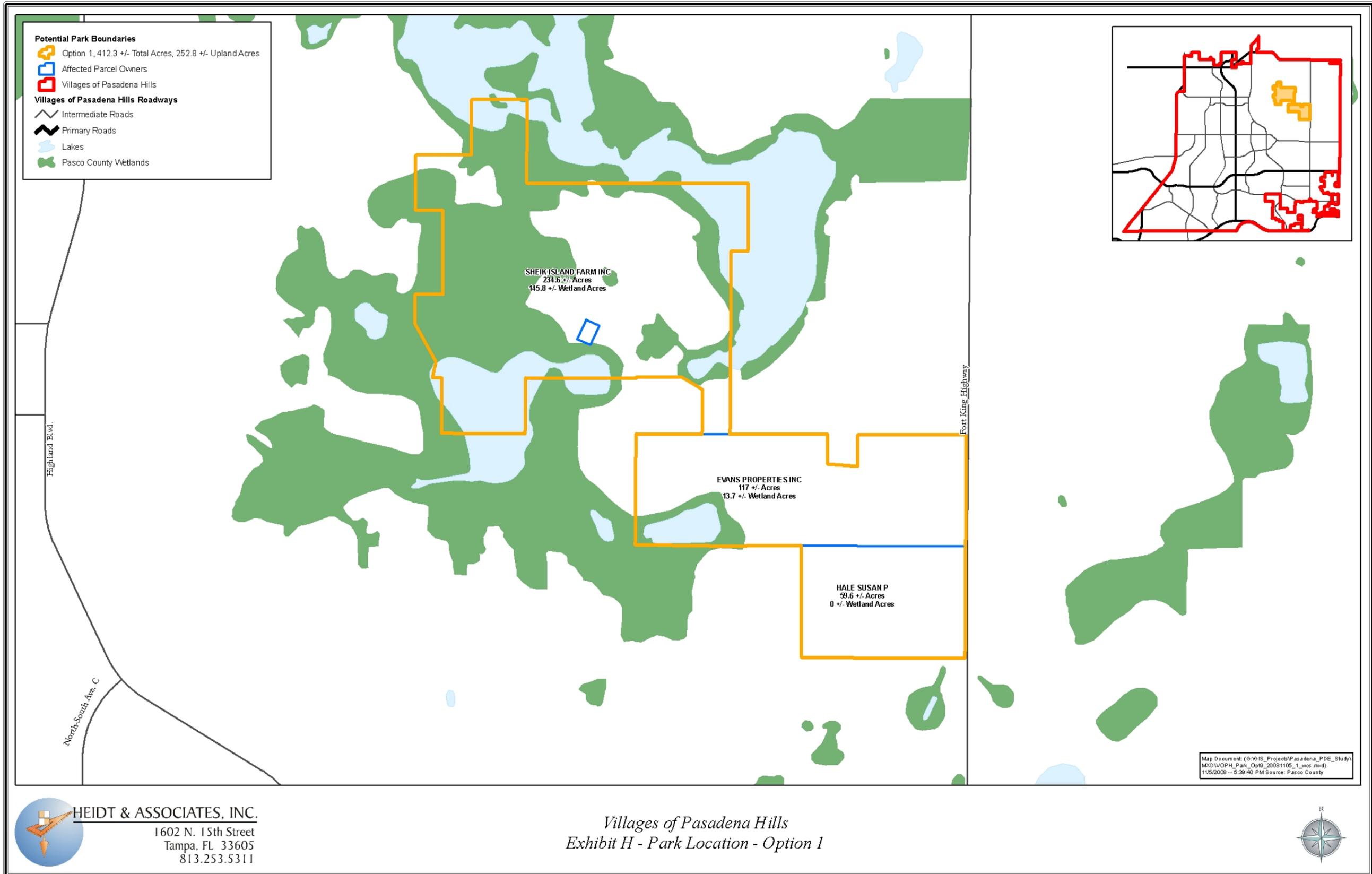
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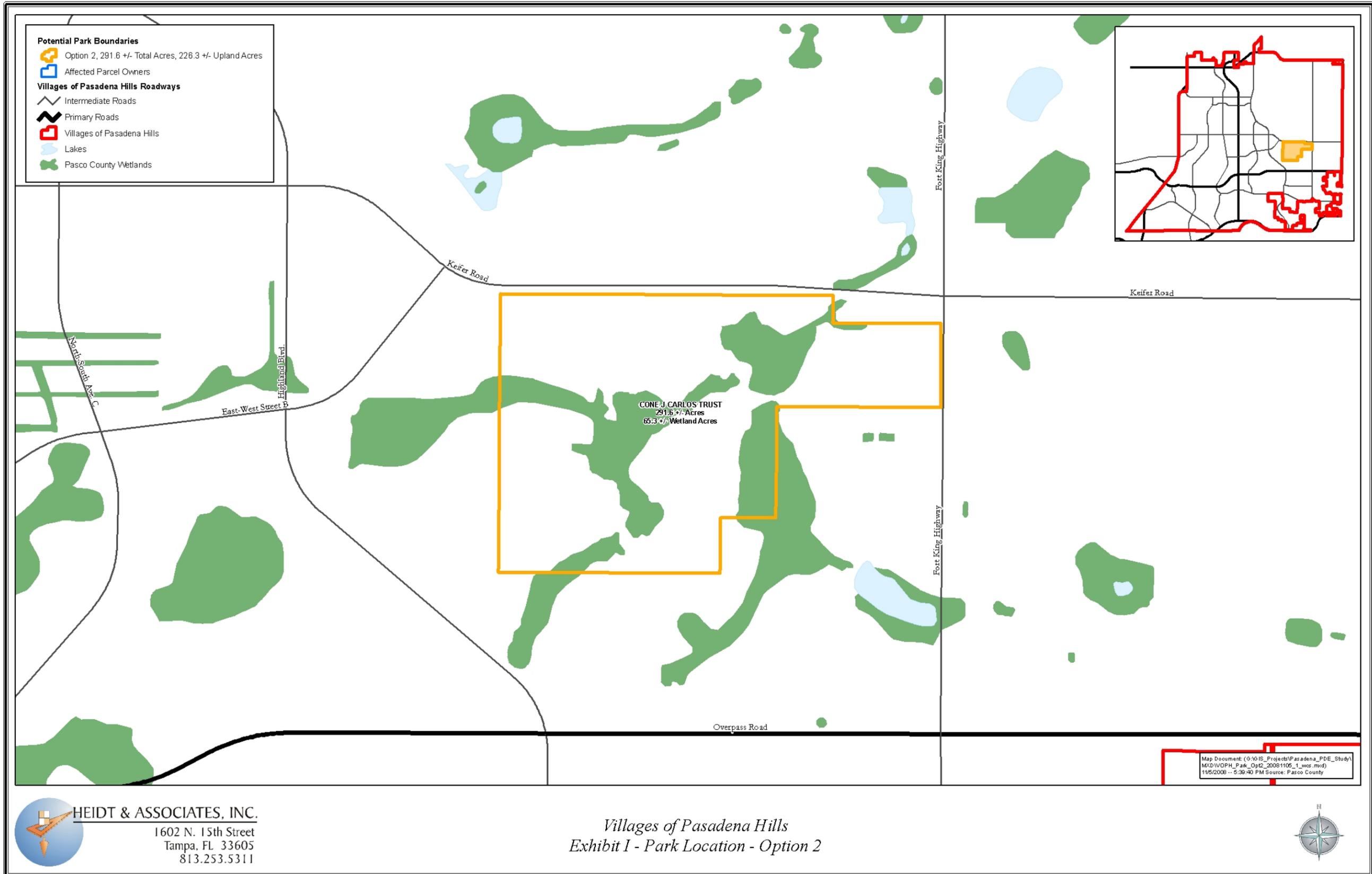
Villages of Pasadena Hills  
Exhibit G - "Super Park" Location Options

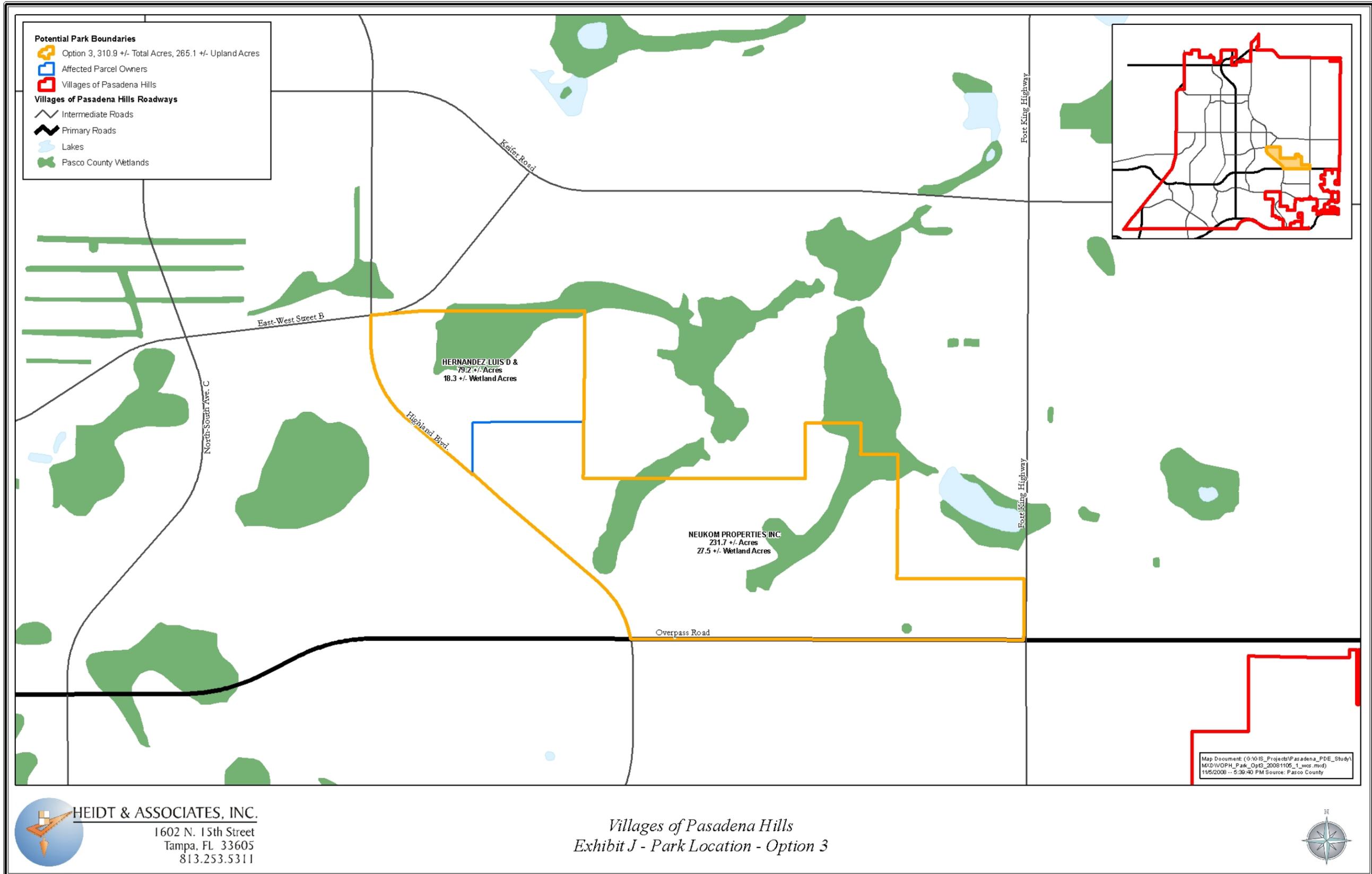


**Table 11 – Potential Park Site(s) Evaluation**

	Option # 1	Option # 2	Option # 3	Option # 4	Option # 5	Option # 6	Option # 7	Option # 8	Option # 9	Option # 10	Option # 11	Option # 12	Option # 13	Option # 14	Option # 15	Option # 16
<b>Required Acreage</b> (5 points within 5% 3 points within 10%, 0 points > 10%)	5	0	5	5	5	5	5	5	5	5	5	5	5	5	3	3
<b>Centrally located to users</b> (5 points on Overpass, 3 points 1 mile away, 0 point > 1 mile away)	0	3	5	5	3	0	0	3	3	3	0	3	0	3	5	0
<b>Proximity to existing regional parks</b> (5 points on Highland, 3 points 1 mile away, 0 points > 1 mile away)	3	3	5	5	3	0	5	0	0	0	0	0	3	5	3	5
<b>Access via major road</b> (5 points for access off of Primary roads, 3 points for access off of Intermediate roads, 0 points access off of neighborhood road)	0	3	5	5	3	5	5	5	0	5	3	5	5	3	5	3
<b>Multiple Access Roads</b> (2 point for each additional frontage road)	0	2	4	6	2	2	4	4	4	4	2	4	4	4	4	0
<b>Bifurcated by road</b> (5 points if park is not split, 2 points less for every road that further divides land)	5	5	5	5	5	5	3	1	5	3	3	1	1	1	3	5
<b>Loss of Potential Development</b> (8 points in Countryside Area, 4 Village 3, 2 points Village 2, 0 points Village 1)	8	3	3	1	3	8	4	2	2	4	2	2	3	2	1	5
<b>POG Owned</b> (100% 5 points, 50% 3 points, 0% 0 points)	2	0	0	0	0	0	5	0	0	0	5	4	5	0	0	5
<b>Number of parcels/land owners needed to aggregate</b> (5 points for one owner, 2 points less for each additional owner)	1	5	3	0	0	3	3	3	5	5	5	3	3	5	1	5
<b>Total Points</b>	<b>24</b>	<b>24</b>	<b>35</b>	<b>32</b>	<b>24</b>	<b>28</b>	<b>34</b>	<b>23</b>	<b>24</b>	<b>29</b>	<b>25</b>	<b>27</b>	<b>29</b>	<b>28</b>	<b>25</b>	<b>31</b>







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Exhibit J - Park Location - Option 3*



