



Connected City  
Neighborhood Meeting Summary

Date: September 30, 2015

Time: 6:00 – 8:45p.m.

Location: Wesley Chapel Elementary School Cafeteria  
30243 Wells Road  
Wesley Chapel, FL 33545

As part of the Public Involvement process, four (4) Neighborhood Meetings will take place over a three (3) month process. The first of these Neighborhood Meetings is intended to introduce the public to the project and gather their unique perspective on the area as it exists today and what it should look like fifty years from now.

The meeting was held at the Wesley Chapel Elementary School Cafeteria on Wells Road. Over 1,200 individual pieces of mail were sent to property owners within and surrounding the boundary of the Connected City per the Pasco County Land Development Code. Approximately 120 people attended the meeting. As people signed in they were given a flyer that included basic information about the Special Planning Area and the night's agenda. Display boards with existing conditions were available for people to view while they were waiting for the meeting to start.

The formal presentation portion of the meeting began at 6:00 p.m. with an introduction of the night's speakers from Mike Lawson of Metro Development Group.

Matt Armstrong, Executive Planner for Pasco County, then provided an overview of what has been taking place during the past year. Mr. Armstrong explained that Metro came to the County with a vision for the area. This vision was then turned into a bill, which was adopted during the 2015 Legislative Session. Mr. Armstrong explained that now is the time for community participation to help shape the plan and manage the long-term expectation for the area.

The next speaker was Christie Barreiro from Heidt Design. Mrs. Barreiro outlined the documents that would be created during the planning process and submitted to the County for review and approval over the next five months. Throughout this process there would be nine opportunities for the public to learn more about the Special Planning Area. There would be four Neighborhood Meetings, including the meeting they were attending that night, two Board of County Commissioner Workshops and three Public Hearings. The Pasco County Board of County Commissioners would make the final decision at a public hearing on March 8, 2016.

Following the explanation of the process, Pat Gassaway, also from Heidt Design, spoke about the conditions and policies that are currently in place for the Connected City. These included environmental features, Pasco County planning land use and zoning policies, Pasco County transportation plans, economic plans and business plans. The Special Planning Area covers roughly 12 square miles. In those 7,800 acres, the existing future land use allows for 115,000,000 square feet of non-residential and 37,700 residential units. So even though there is not much currently built in this area, the County has planned for it to look much different in the future. Mr. Gassaway also went into more detail regarding the recently approved Senate Bill 1216. He explained that the bill designated this area as a pilot program for the next ten years with no requirement for State planning oversight during that time. Local control of the Special Planning Area will allow Pasco County to promote job creation and enhance quality of life.

Kartik Goyani of Metro Development Group spoke next. He explained the vision that he had for this area and how it had morphed over time as he spoke to various entities and toured similar regions across the Country. His plan revolves around “digital wealth.” He described physical infrastructure and digital infrastructure and how technology in the hands of all can be very powerful. Metro Development Group has introduced a gigabit wifi connection called UltraFi in their newest community in Pasco County, Union Park. Mr. Goyani used multiple examples to show how much faster this connection was than a standard internet connection, and the potential benefits to users. Early on, Metro envisioned this technology and others to only be available within the communities that they controlled. They soon realized that if the technology was offered on a larger scale it would have a greater impact on the area and the County and could draw entrepreneurs and corporations from around the County and the World to the 1<sup>st</sup> planned “Smart Gigabit Community” in the County. Technology can be incorporated into businesses, homes, and civic spaces, and can encourage responsibly energy and healthy living. Mr. Goyani ended his portion of the presentation by reminding the group that technology can help us all create a better future together. With that he turned the microphone back to Mr. Gassaway.

With the formal portion of the presentation complete, Mr. Gassaway asked the audience members for their help. At fifteen tables were large aerials of the Connected City along with packets that included markers, post-its, colored dots and six “starter” questions. Each audience member was asked to move to one of those tables to participate in the small group exercise. The goal of the exercise was to get specific ideas and express concerns about the area from those that attended the neighborhood meeting. The tables were given thirty minutes to work and were then asked to appoint a spokesperson to express the table’s comments to the larger group. Copies of the aerials and table notes are provided on the following pages. These notes will be studied by the planning team and will be used to begin to create a vision for the Connected City.

At the end of the evening Mr. Gassaway thanked the crowd for taking the time to participate in the planning process and reminded them that the next Neighborhood meeting would be on Wednesday, November 4<sup>th</sup>.