

A stylized house outline composed of four thick brown lines: two diagonal lines forming the roof and two vertical lines forming the pillars. The text is centered within the house shape.

Colonial

Hills

Civic

Association

Welcome
to the
Colonial Hills Civic Association's
Walk Around the Block
Thursday April 2, 2015



Thank You All for Attending:

County Commissioners
County Employees
Tampa Bay CDC
Pasco Sheriff's Office - District III Star Team
Lighthouse for the Visually Impaired and Blind
Raintree Christian Academy
Future Home Realty
Suncoast News
Tampa Bay Times
Anclote Advocacy Council
Beacon Square Board and Leaders
Colonial Hills Board and Members



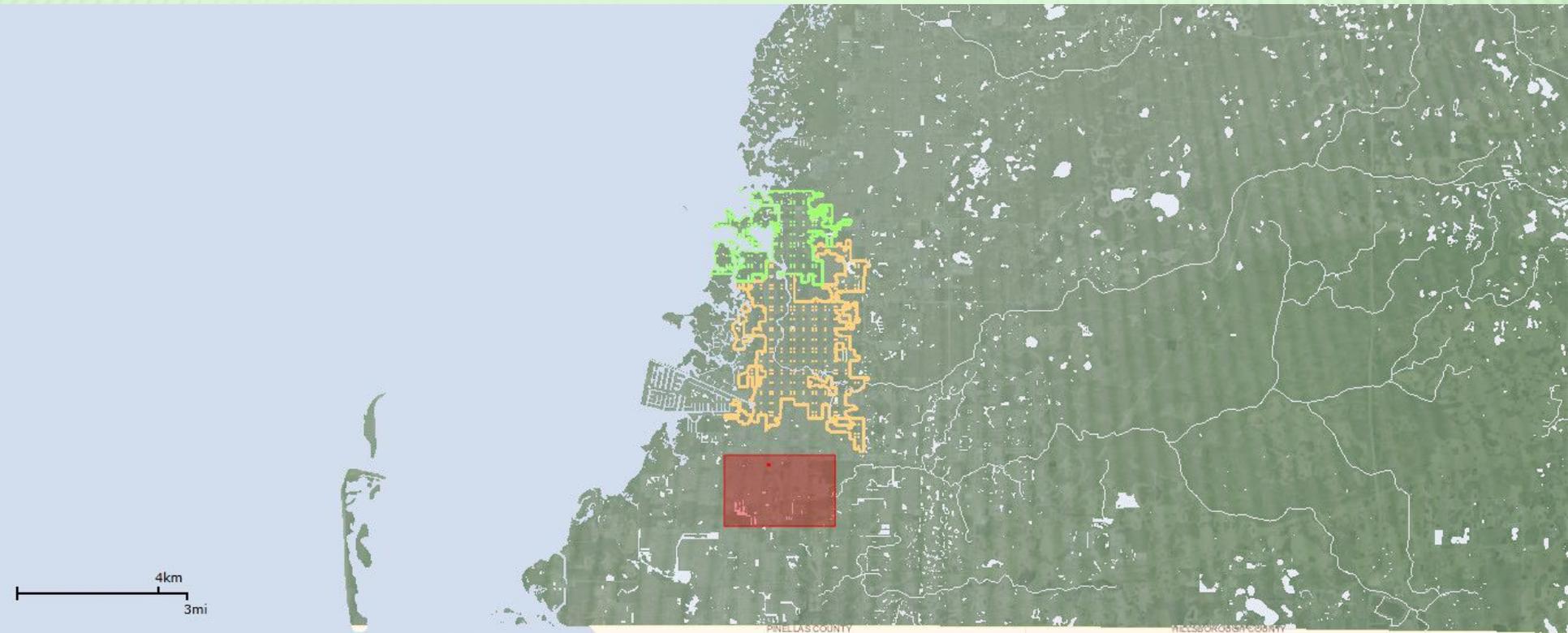
Rebirth of Colonial Hills



Today's Topic:

REVITALIZATION of Colonial Hills



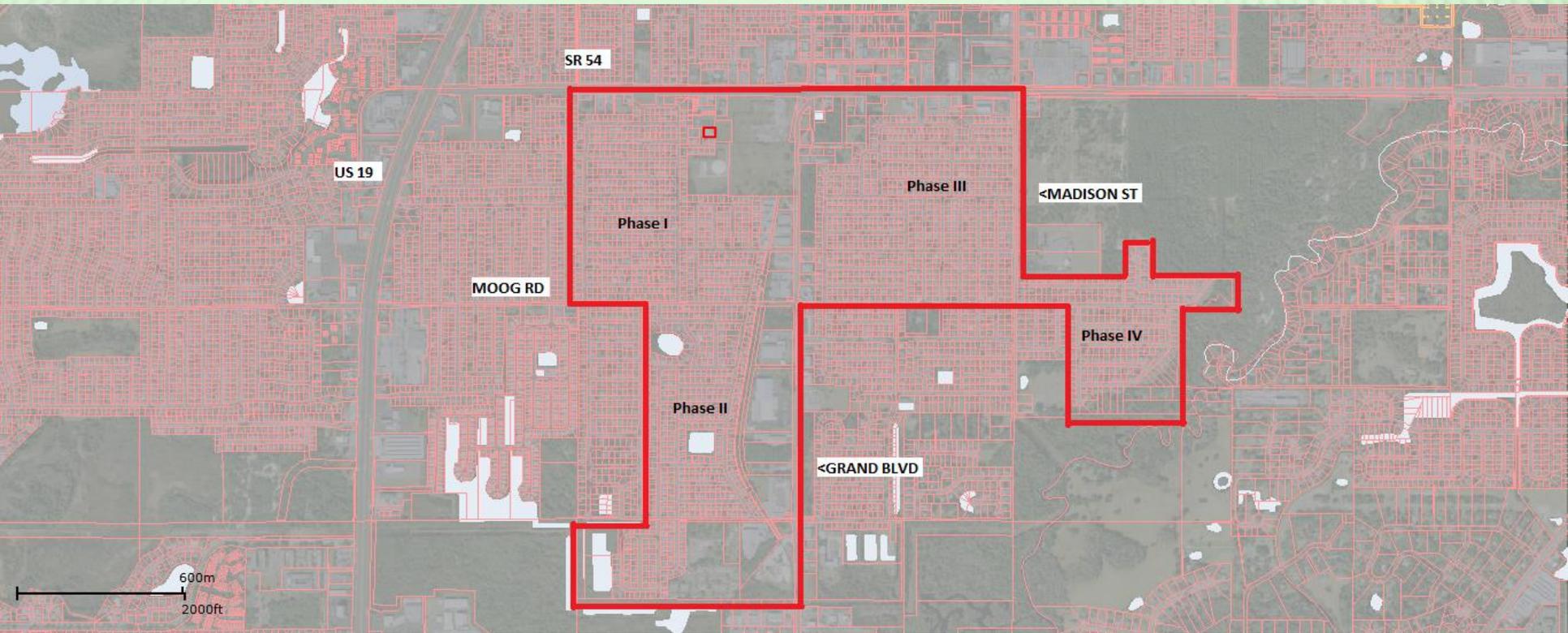


So where is Colonial Hills anyway?

Location: Southwest Pasco County.

Inside of the Elfers District





Snuggled East of US 19 - South of SR54
And West of Madison Street. With the main
Intersection of Grand Blvd. and Moog Road
located in the middle.

We have 4 Phases built from 1969- 1980's



Founded in 1969

On Swartzel's Orange Groves

The CHCA's

Early Mission Statement:

To improve, develop and encourage community spirit in helping to maintain deed restriction and beautification of the area, as well as, development of social activity.



The Community Comes Together

In it's heyday, Membership
reached over 2000!

To belong to the Association was a
Civic Duty that was honored.



The Community Participates In Social Activities

- *Dances
- *Bingo
- *Pancake Breakfast
- *Card Games/Pool Players
- *Newsletters
- *Block Captains



They held Block Parties.

Had contests for the nicest yard
or flower beds.

They helped each other
maintain their homes.

They knew each other!



So what happened?



- *People Age/Die.
- *Can't handle the upkeep.
- *Children from out of state inherit homes.
- *2006- 2008 Economy tanks.
- *Foreclosures.
- *Rental/Investor.





*Deed Restrictions are *GONE*.
Problem houses arise.





*Roads are resurfaced.
Cost to home owner.
Pavement uneven at the road.
Safety Hazard.





*So how do we take it back ?

Restore - Preserve?

Build new is the County trend.





WHAT WE NEED IS
NEW ORDINANCES.

Grass and sand destroy
curbs and sidewalks.

Home Owner should be
Responsible for this
Eyesore and Major
Safety issue.





*Poor Investors
equal
*Poor Renters.

NEW
ORDINANCE

Landlords
Need to be held
accountable.

*Stats: In the last 5 years
Sheriff's Office has been to this house over 30 times.
Animal Services over 10 times.
Code Enforcement over 15 times.





EYESORE ALERT:
Hit by a car in 2011
Pasco County employee. Ship Program Applicant.
Working towards resolution.



EYESORE ALERT



This house sits right next door.
Both were hit by fast moving cars
that could not make the sharp curve.



*How do we permanently solve this Problem?

Today looks better than
The last 4 years.



Do we continue to Renovate homes?





Last year this home was part of our Neighborworks clean up week project with the Tampa Bay CDC.





Another grateful resident who received a new paint job during clean up week.



Thank You painters of the Green Team!



The momentum continued over the summer.

Richard - our everything guy - continued to paint 8 more homes to help raise money for the Association and increase the value of our homes.

3 were investors!

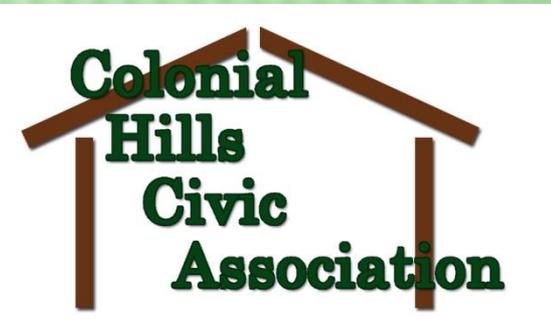
You will see some of these on the tour today.





We still have problems.

*Storm Drain - drop off in sidewalk.





*SR 54 widens - Saturn Drive never opened. Creates bottleneck traffic, Flooding, and lack of an evacuation route in case of an Emergency.





*High Traffic business moves onto 19/54
NPR Hyundai/Sun Toyota/Nissan
Creates Cut Through traffic -
Loud Intercom - Paint fumes.





*House of Beauty takes over Community Sign.
Community pushed aside slowly.

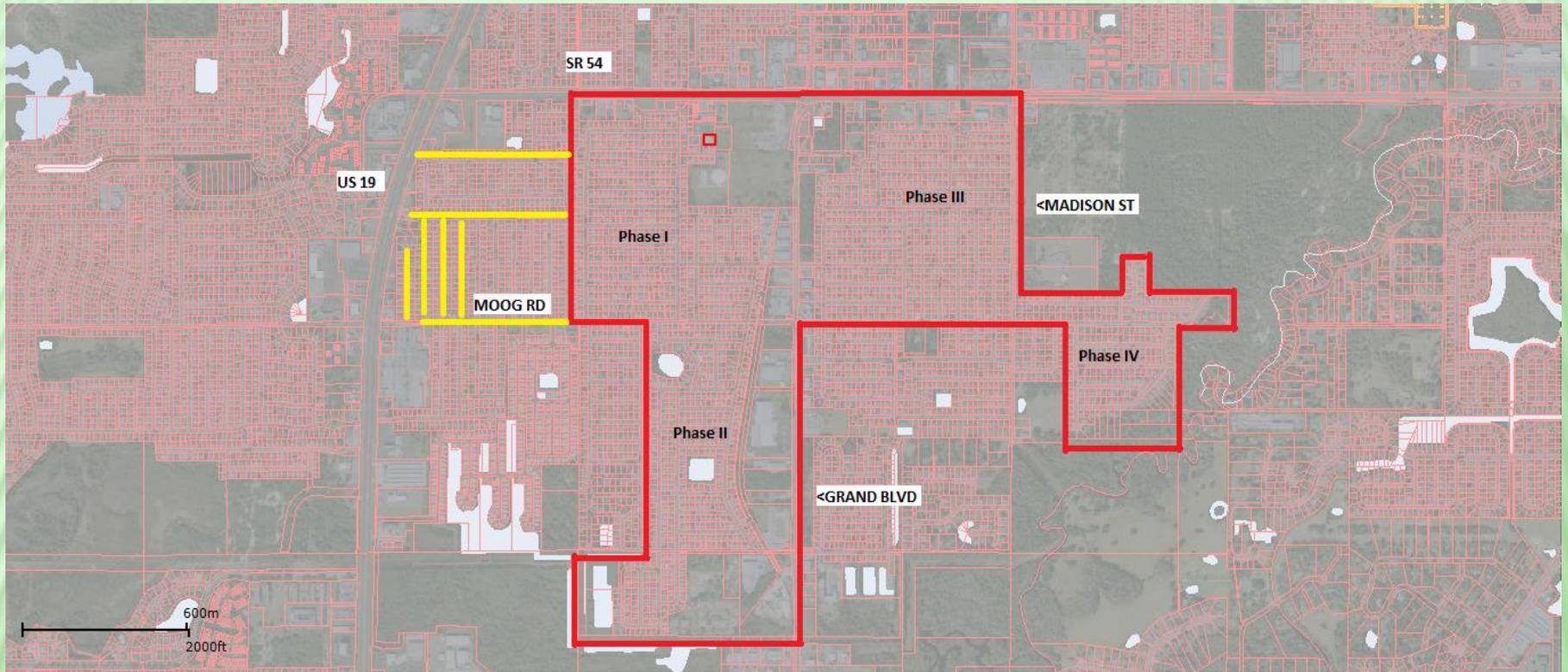




*Constant Problem Houses - Star One Foreclosure.







No Street Lights on Manor Drive,
Moog Road (From Colonial Hills Drive to US 19),
or the first 4 streets of Colonial Manor.
Overgrown (Mature) Trees block light on
Beacon Hill Drive.



Some Alarming Statistics:

From January 2014 -March 2015
224 code violations reported.

From February 27, 2015-
March 28, 2015

275 calls to the Sheriff's Office.



What does the word Revitalization mean to you?

*How do you revitalize a neighborhood?

*What needs to be fixed?

*What is working?



What do the problems have in common?



How do we move forward?

- *It starts today with you!
Ideas/Implementation

- *Create New Ordinances.

- *Enforce Existing Laws.

- *Build a Bridge -
Colonial Hills & Pasco County



Colonial Hills has great bones.

We have a main intersection at Moog/Grand

possible: Sheriff's substation.

Revamp Small business/store fronts.

Walkable community - sidewalks

We have property (WalMart owned) next to us.

possible: Affordable housing complex

or Intermodal Center. SR 54.

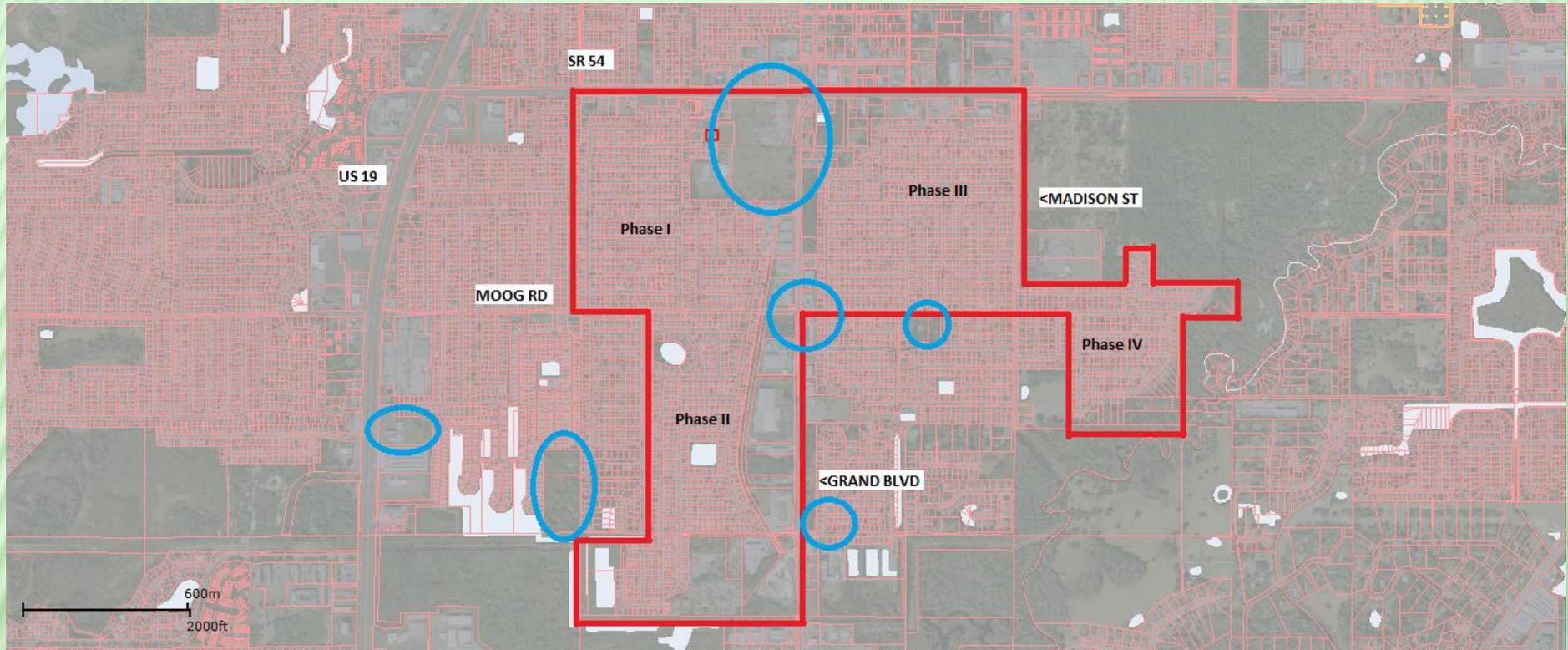
We have Centennial Library on Moog Road.

We have 4 Busses. 14- 18- 19- 23 that travel in

and around the whole community.

Plenty of Green Space for Parks/Recreation.





Colonial Hills has *Great Bones!*
How can you help to revitalize this
old neighborhood that was once called the
"Place to Live in Pasco County"?



*Keep this in mind while walking today.

*Colonial Hills is a very low to moderate income neighborhood.

*If you or a family member were house hunting,
would you purchase in Colonial Hills?



Today's Objective:

- Locate issues-
 Good and Bad
- Bring them to light
- Create a solution
- Implementation of Solutions



What does a Walk Around the Block accomplish?

Where are we going today?

What will I see and experience?

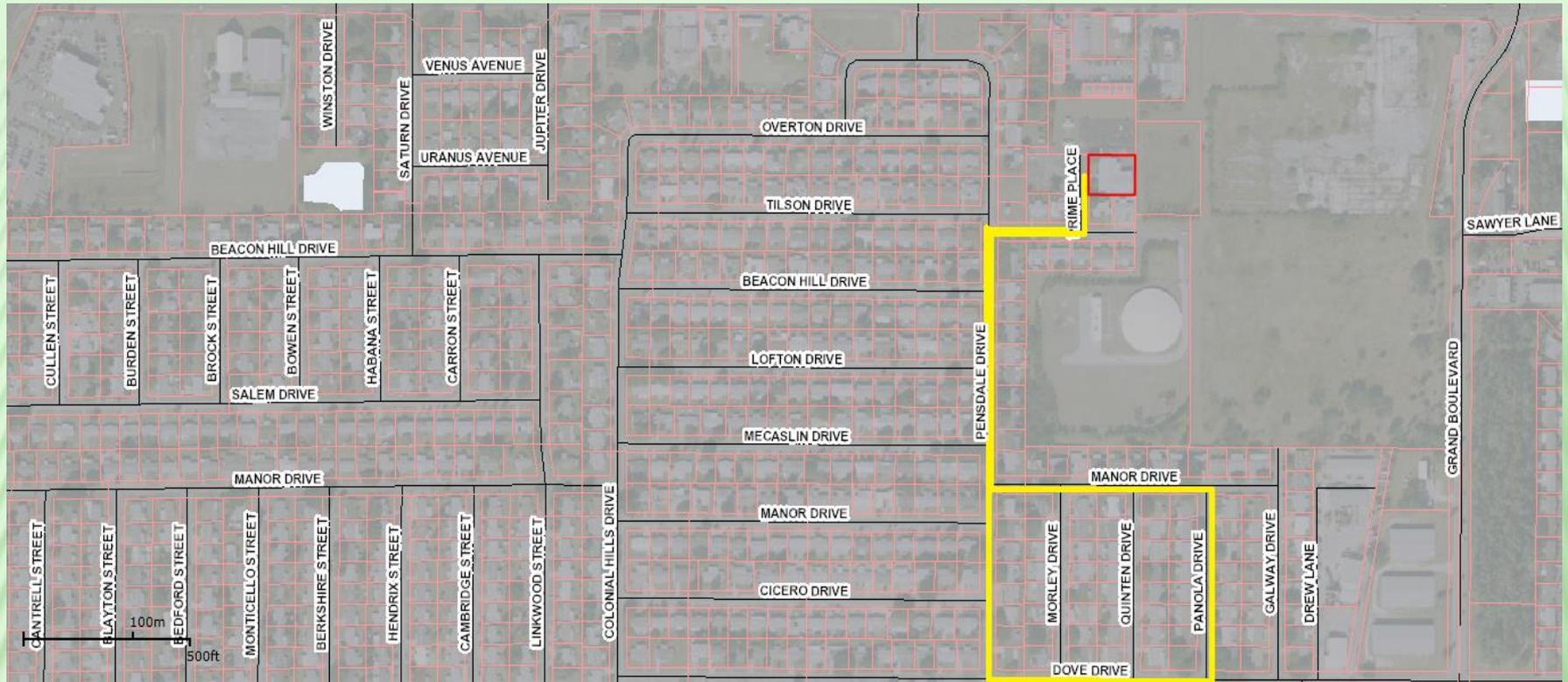
4 groups -
Touring 3 different Hot Spots
Plus a Home Team for a
well rounded perspective!



Team Purple:

Stay's at the Clubhouse for a virtual walking tour and to discuss code and ordinance issues.



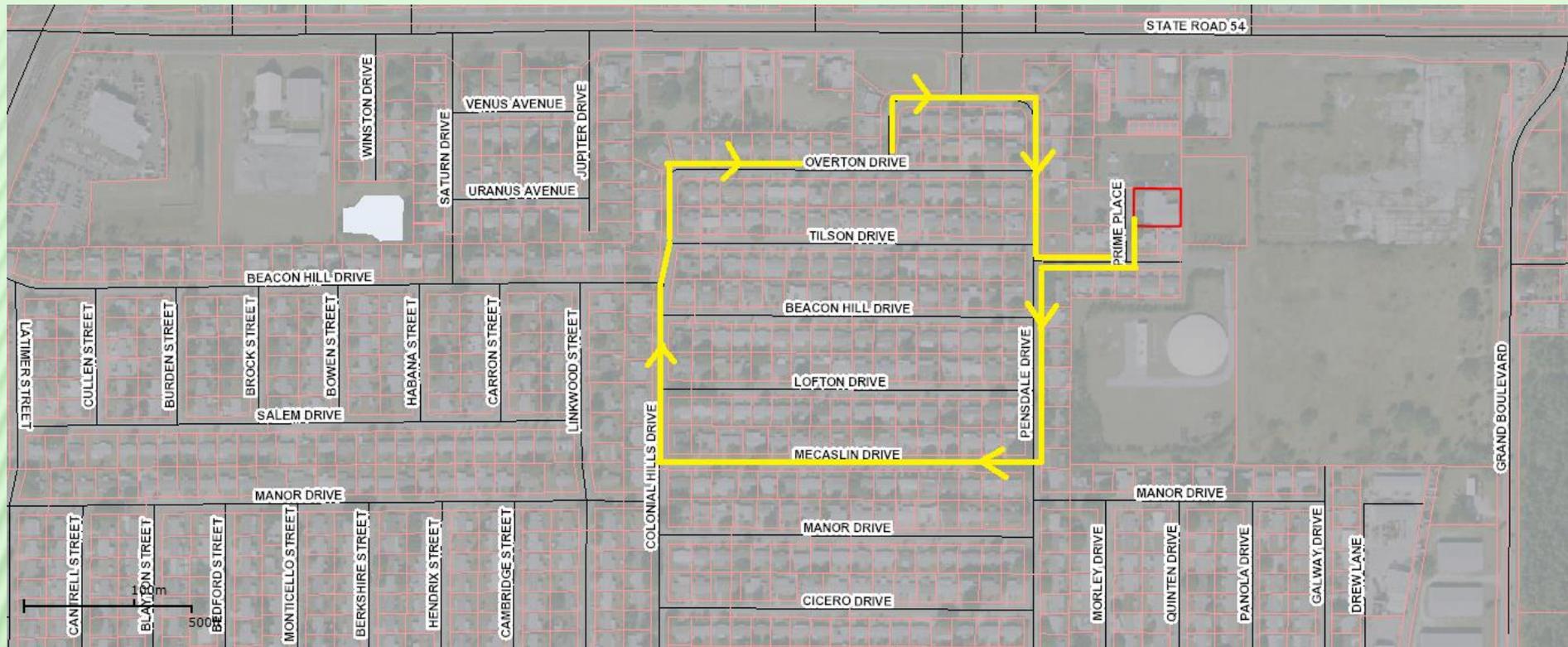


Team Blue: Rehab Tour

Will take walking tour of Pensdale to Panola - with TBCDC to view progress.

Visit with Joe Fratto on Dove Drive.

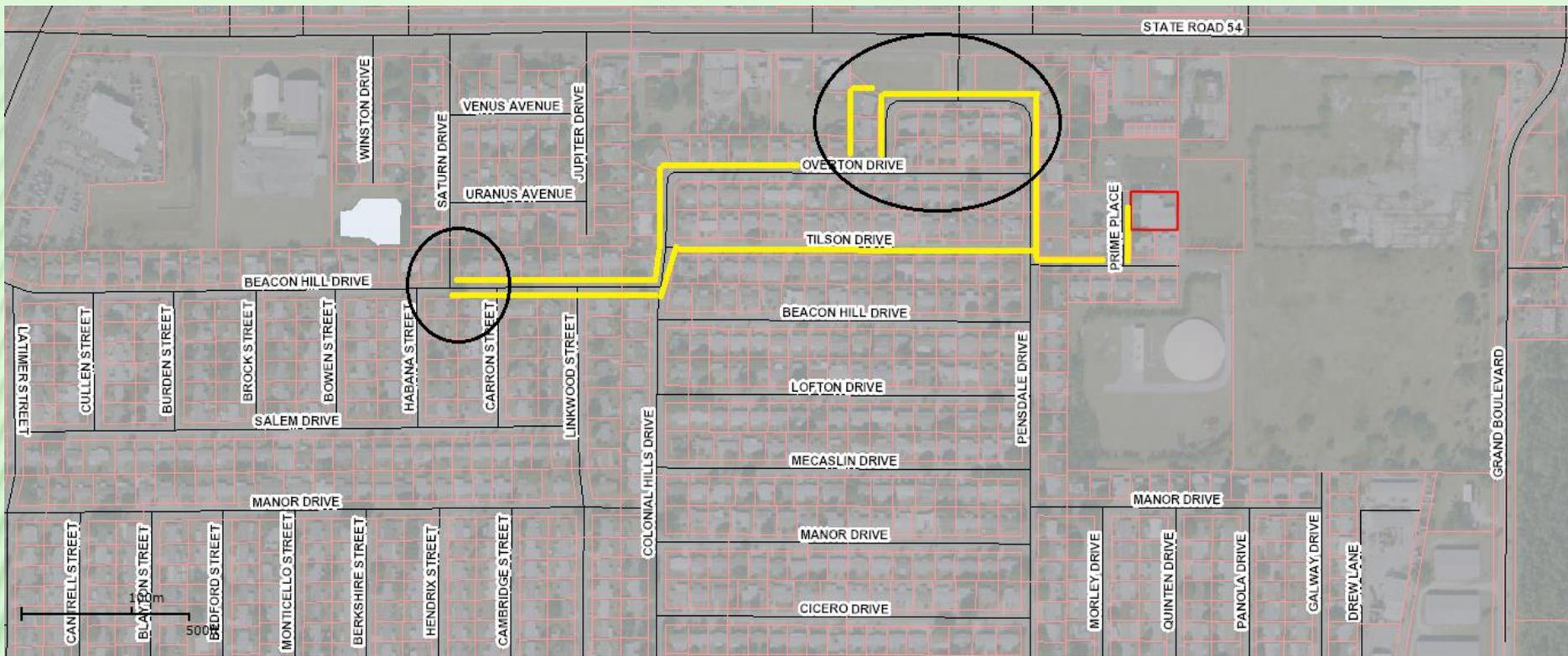




Team Black: Code and Crime Tour

Walking tour of Bad Landlords/
Problem Houses and Code Violations.
Petty and Violent Crime sites.





Team Red: Road and Flood Tour

Walking tour of Front Entrance,
Storm Water drains
and re-opening of Saturn Drive.



Team Project.

Bring back to the Lunch Table.

- *Top 3 Positive Sightings.
- *Top 3 Negative Sightings.
- *Ideas for 2 New Ordinances.
- *Ideas for 2 Community Improvement Projects.



Please be careful while walking.

Please bring water with you!

Return to Clubhouse by 11:30am
727-849-8478

Lunch
Follow up Discussion.



A stylized brown outline of a house with a gabled roof and two vertical pillars. The text is centered within the house shape.

Colonial

Hills

Civic

Association

What did we find?



Action

Implementation



Revisit in 3 months
To view Progress.

Mid - July



Thank You for your Participation!

With your partnership and input,
we can revitalize, redevelop and
return Colonial Hills to an
elegant and thriving community.

