



Ballantrae Newsletter Online

From the Ballantrae Community Development District in Land O' Lakes, FL

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Customers lined up to enjoy and buy the wares available during Ballantrae's April 10 community garage sale. See more photos [on page 6](#).



View is from Beneraid Street backyard facing west toward Salem property with its six radio towers (best viewed on-screen). The mowed lawn along the far shoreline is Ballantrae CDD property, as are some of the trees. The rest are Salem's. It is not yet known how this view will change, if at all.

Salem Media plans 325 homes opposite Cunningham pond

By Jim Flateau
CDD Chair & Newsletter Editor

Salem Radio Properties Inc. is making plans to build 325 single family detached/townhomes on the 77.2 acre site across the pond behind homes on the west side of Beneraid Street in Cunningham village. (See photo at right.)

But first they have to consider the homes of the gopher tortoise, osprey and Southeastern America Kestrel that have already been found to live on the site, according to county paperwork on the project.

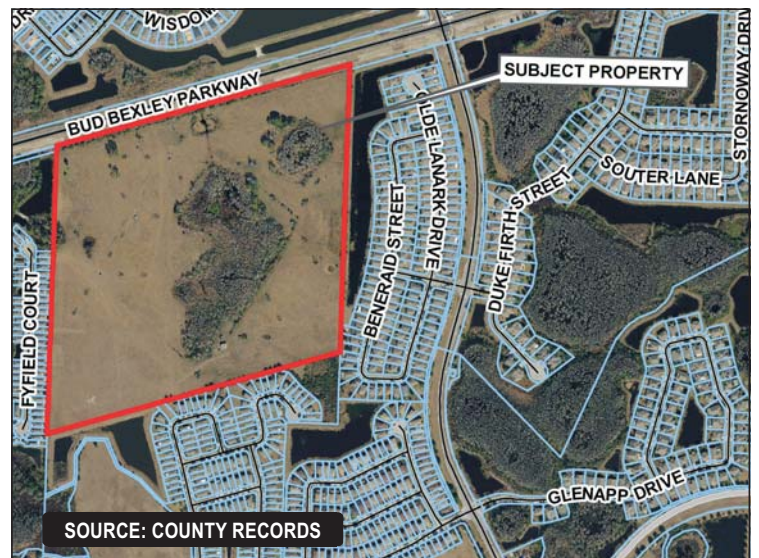
County officials say such concerns are routine at the very start of construction planning as the impact on potential building sites is assessed. It is equally routine that all such issues are addressed as the process moves ahead.

The process took a step forward March 25 when the county planning commission unanimously approved a rezoning request for this parcel from agricultural district to master plan unit development to allow development plans to proceed as Salem Media MPUD.

The Board of County Commissioners approved the MPUD rezoning request during a public hearing on April 20. A neighborhood notice is required to abutting neighbors within 500 feet at least 30 days prior to any development approval.

Salem will have no comment on the project at this time, according to the general manager of the Tampa office of the nationwide broadcaster that has six radio towers on this site. Paperwork filed thus far does not address the future of the towers or show the layout of the proposed development.

According to map at right, provided by the county, the parcel itself resembles an "O." It is a wide outer ring upon which homes could generally be built encircling an existing inner wetland/conservation area of some 17 acres.



The county says "timing of the development will be established by the developer in response to market conditions."

At this stage of the process, the county looks to see if the parcel itself can withstand the intended use and how it affects its neighboring communities.

The county has already determined that there is no place to provide a public connection with Ballantrae or Suncoast Meadows. As a result, all public entrances and exits will connect directly with Bud Bexley Parkway/Tower Road

The Pasco School District has signed-off that the expected added student population can be handled at Bexley Elementary, Rushe Middle and Sunlake High schools or at new area schools. No school site is needed within this parcel.

Straiton pool opens May 10, joining splash pad, park pool

The CDD pool in Straiton reopens on Monday, May 10, joining the Ballantrae Park pool and splash pad that have both undergone repairs and already been reopened in time for summertime use.

Each location opens daily at 8 a.m. They must close 30 minutes before sunset, according to state law.

Right now, that means the amenities must close by 7:30 p.m. But that is delayed until 8 p.m. by June 8 as

days get longer. From there, earlier closings are mandated as the sun sets earlier as wintertime approaches.

Meanwhile, the health department completed an inspection April 26 and gave its approval to operation of both pools and the splash pad.

Repairs completed before then to ensure use by summertime of the three popular sites included:

- The only surprise, vendors said, is that the main motor at the park pool ran 24/7 for 15 years before finally wearing out. It must run around the clock to maintain water circulation and chemical balance as required by state law. A new 7.5 hp pump was purchased and installed, and the old one disposed of. Cost: \$7,158.

- A new motor was installed seven months ago at the Straiton pool. Five months later, an electrical wiring arc burned the motor out. Following a dispute over the warranty, the CDD hired a new competitive vendor to replace the wiring and motor. Cost: \$683. The CDD won't have the pool montors in place to staff this pool until May 10, hence that opening date.

- The surface material at the splash pad, a kind of marcite, continued to break up from the edges. The CDD Board decided rather than continue to make piecemeal repairs to the surface, it was time to just replace it all. The new surface is a chemical bonding sealer that is "torched down" at the edges in two layers. That's followed by three layers of an epoxy compound. It has a 10-year warranty. Cost: \$16,900.

New counting raises pool capacity

The CDD Board at its April 28 meeting voted to update how it counts pool capacity to stay in compliance with changing Covid-19 guidelines issued by the federal Centers for Disease Control and Prevention (CDC).

Prior CDC rules limited capacity to one pool deck chair or person every six feet. That limited the park pool to 37 "X's" taped six feet apart on the deck surface for each person or chair. The capacity was eight such "X's" taped on the Straiton deck in the same fashion.

Now, the CDC says, families can sit together. That means a family of six, for example, need no longer occupy six X's. They can move chairs together and only occupy 2-3 X's. That leaves 3-4 X's for others to occupy, thus raising capacity at both pools.



Repairs have been completed at both the park pool and splash pad so both are open daily. Repairs are completed at the CDD pool in Straiton which reopens May 10.



County Libraries launch 1,000 Book Challenge

Read 1,000 books pre-kindergarten in children's literacy program

PASCO COUNTY, FL -- Parents, [Pasco County Libraries](#) is pleased to present your mission – the 1,000 Book Challenge – should you choose to accept it!

Beginning April 5, the goal is to start reading a thousand books to your kids, 5 years old and under:

WHAT: 1,000 Book Challenge

WHEN: Began April 5, 2021

WHERE: Online

HOW: Log in at bit.ly/PascoLibraryChallenge

After every book you read, visit the 1,000 Book Challenge [website](#) to keep a running record.

Once you complete the challenge, you can print out a personalized certificate for your child.

“Children’s literacy is a vital mission of our libraries,” said Pasco County Libraries Program Manager Bob Harrison. “It establishes the foundation for lifelong reading and learning.

The software used for the challenge, Beanstack, will



also be used for Pasco County Library’s Summer Reading program and future literacy challenges.

For more information about [Pasco County Libraries](#), including the library catalog, E-content, programs, events and links to all Pasco County Library branches, visit: pascolibraries.org.

2021 Pasco cleanup collects 37K pounds of trash

659 volunteers pick up trash at 37 locations throughout Pasco; more volunteers needed

PASCO COUNTY, FL – Pasco County volunteers collected 36,920 pounds of trash throughout the county during the 2021 Great American Cleanup on March 3.

659 volunteers cleaned up public spaces, roadsides and waterways – covering 37 locations including Anclote Gulf Park in Holiday, Dade City, Port Richey, New Port Richey, Wesley Chapel and Hudson.

“Between the rainy weather and the ongoing pandemic, we weren’t sure how many volunteers would show up this year,” said Keep Pasco Beautiful Coordinator Kristen King. “Once again, they came out in full support, proving what a tremendous impact concerned community members can have when given the opportunity.”

“2021 Great American Cleanup” by the numbers:

- 36,920 pounds of trash
- 37 locations throughout Pasco County
- 659 volunteers
- 1,531 volunteer hours logged
- \$41,643.20 cost benefit (Volunteer TimeValue)

“Keep Pasco Beautiful” hosts the Great American Cleanup with

corporate funding assistance and a grant through the Florida Department of Transportation. The event is a collaboration among several agencies.

The mission of Keep Pasco Beautiful is to improve Pasco County

by engaging the community in sustainable efforts to reduce litter, promote waste reduction and encourage beautification.

Learn how you can volunteer: (727) 834-3611 ext. 1072 or kking@mypasco.net.

Construction Board seeks 3 volunteers

Applications needed by May 28

PASCO COUNTY, FL – --The [Pasco County Construction Board](#) (PCCB) is seeking applications from contractors and citizens to fill vacancies on its unpaid, volunteer advisory board.

The PCCB hears and decides complaints about contractors, unpermitted work, and appeals regarding construction and home improvement, contractor licensing and Florida Building Code interpretations and amendments.

The PCCB has openings for 2 consumer representatives and one licensed Aluminum Contractor. Board members serve staggered, three-year terms and typically meet monthly.

You can apply online at:

bit.ly/PCCBApplication.

Applicants must be at least 18 years of age and either reside in or regularly conduct business in Pasco County. Contractors interested in applying must: hold a State or County contractor license, be actively engaged in the construction business and have five consecutive years of contracting experience.

Consumer Representative (citizen) applicants must not be, either presently or in the past, a member or practitioner of a profession regulated by the PCCB or a member of any closely-related profession.

To learn more about the Construction Board, please visit: bit.ly/34pcKHK or e-mail amastracchio@mypasco.net.



Information that's worth repeating ...

The Onliner repeats or updates this page in most postings for the benefit of new residents and those who missed them before. They provide information on some state laws and county ordinances, while supplying some HOA and CDD information as well. We hope you find these items useful!



Avoid fines by irrigating right day, hours

Residents are reminded that [Pasco mandates](#) that lawns only be watered on one assigned day each week, and then only during allowed hours.

By confining your residential irrigation to your proscribed days and pre-set hours, you can avoid fines of \$100-\$500 that can be imposed by the county for residential irrigation outside of approved hours and days.

Routine residential lawn watering using sprinklers is restricted in Pasco County to midnight to 8 a.m. or from 6 p.m. to midnight – but not both – on these assigned watering days:

Addresses with house numbers ending in 0 or 1 irrigate on Monday.

- Those ending in 2 or 3, Tuesday.
- Those ending in 4 or 5, Wednesday.
- Those ending in 6 or 7, Thursday.
- Those ending in 8 or 9, Friday.
- No weekend watering is allowed.

The CDD Board has a variance that allows different parts of our community property to be irrigated on Mondays through Saturdays.

The [variance is posted](#) on the CDD website at [ballantraecdd.org](#) at the Important then Other Documents tab at #D3.

Help to keep Ballantrae's lights shining brightly



Ballantrae residents can call the clubhouse staff ((813) 345-8565) to report street light outages if residents provide the pole number.

Or, residents can report street light outages themselves directly to Duke Energy by phone or online.

It takes only a few minutes to report outages in your neighborhood to Duke, and to find out when they will be repaired.

It helps to report both the pole number (on the street side of the pole) as well as the address or intersection nearest the pole (especially for poles without numbers on Ballantrae and Mentmore blvds.).

You can report outages to Duke Energy by calling (800) 228-8485.

Or go to the CDD [ballantraecdd.org](#) website. Click on Important Documents, then Other Documents and scroll down to [click on E2](#) to Duke's website. Fill out the form there and send it. The process takes just a minute. Normal repairs usually take just 2-3 days.

Wi-Fi at the pools

You can connect your wireless device to the CDD's free WiFi network at the pools in Ballantrae Park and in Straiton.

In the park, search for connections and select the "Ballantrae" SSID.

At the Straiton pool, the SSID is "Straiton".

The password for both is "cypress1". The password is all lower case.

Obey leash, scoop laws

Residents can be fined by the county each time they fail to "scoop the poop" their dogs drop or fail to keep dogs leashed outside.

Owners can be fined if dogs are unleashed outside of an enclosed area – even if its in the owner's front yard or in the open garage. Leashing is still required, according to [Section 14-97](#).

It is illegal to scoop and drop dog



Put trash out at night for early morn pickup

Pasco County picks up regular trash every Tuesday and Friday and recyclables each Wednesday.

It is suggested residents put them out the night before because pickup can occur very early in the morning. There is no set time for pickups.

Residents can contact their trash hauler to order an optional recycling bin. Or you can use your own container.

Recycling is accepted in any containers with an official recycling sticker, officials said.

For more recycling information, visit [bit.ly/PascoRecycling](#); call (727) 856-4539; or e-mail recycling@pascocountyfl.net.

waste into a neighbor's garbage bin at curbside. It is also illegal to toss scooped bags into street gutters that will pollute our ponds and waterways, according to [Section 14-98](#).

Report violators to Pasco Animal Services at (813) 929-1212.

Community garage sale attracts many shoppers



Photo at left shows the only live advertising team out on the street April 10 to stop traffic and redirect it to the Ballantrae community garage sale. They are members of Girl Scout Troop 2408. Above, other scouts and supporters staff a garage sale to raise funds for the troop. Remaining photos are from throughout Ballantrae.