

ZEPHYRHILLS ECONOMIC SUMMIT

October 8, 2025

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Director**

**Planning, Development and Economic Growth
Department**



What Does Conservation Look Like?

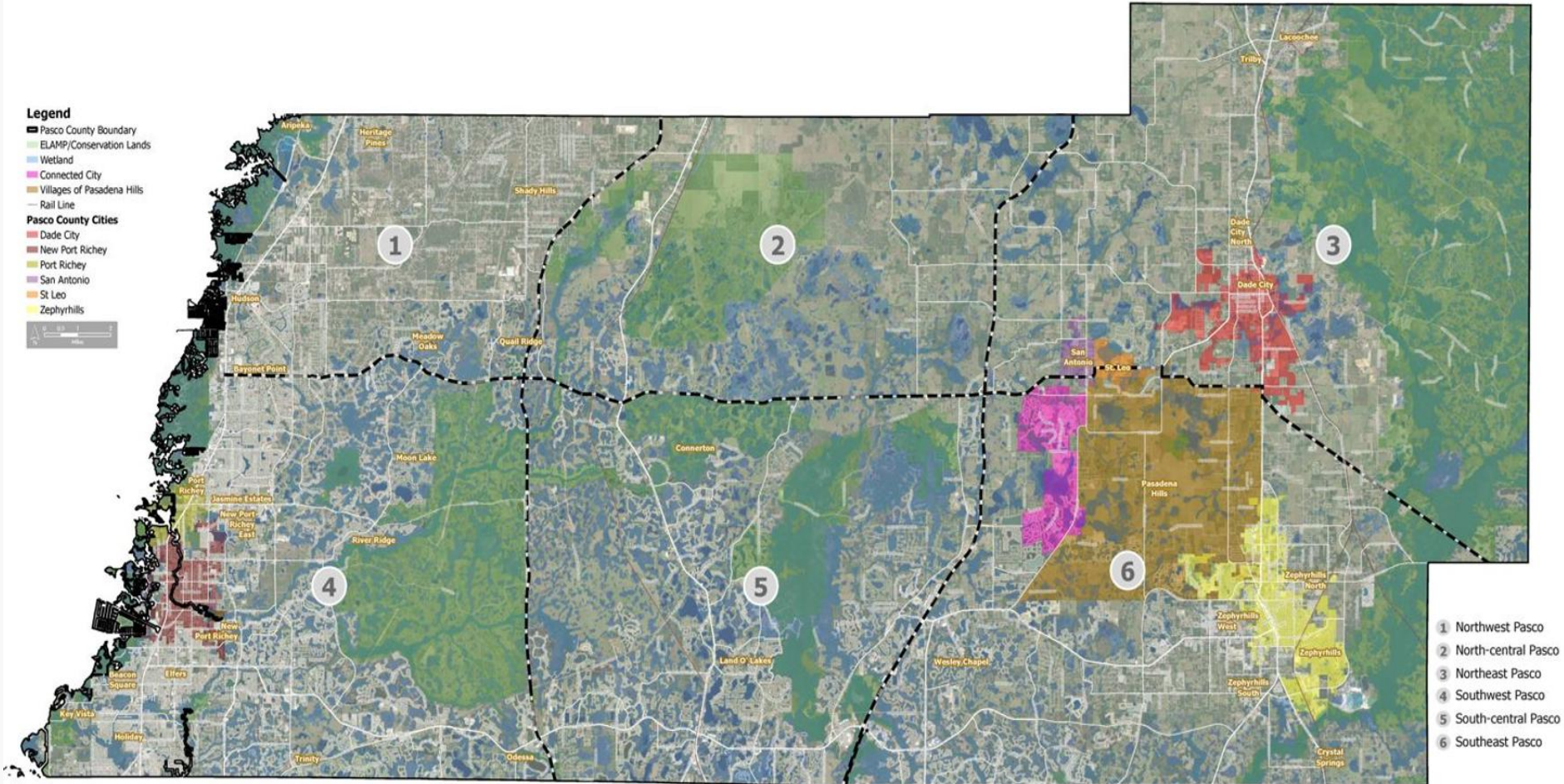
Merriam-Webster Dictionary:

“A careful preservation and protection of something”

- Open Space
- Environmental Quality
- Tree Canopy Preservation
- Agricultural/Rural Lands
- Historic Places and Community Character
- Lower Ad Valorem Taxes
- Economic Growth
- Quality of Life



Environmental Lands Acquisition and Management Program



Open Space By Design – Conservation Subdivisions

THE CONCEPT

- By making straightforward changes to municipal land-use ordinances, Conservation by Design helps communities protect open space and natural resources at essentially no cost and without reducing the rights of landowners and developers to develop their land.

Conventional Subdivision

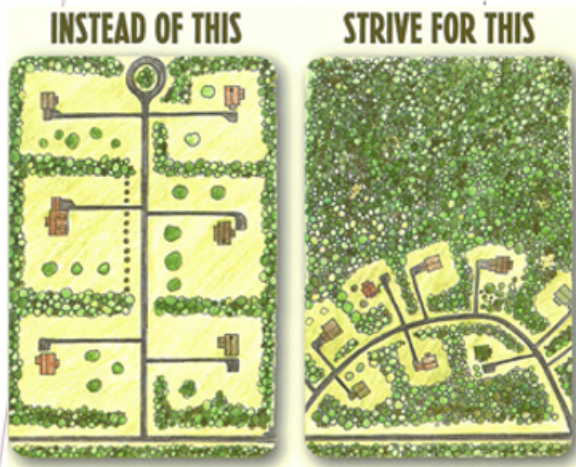


Conservation Subdivision



Conservation Subdivisions

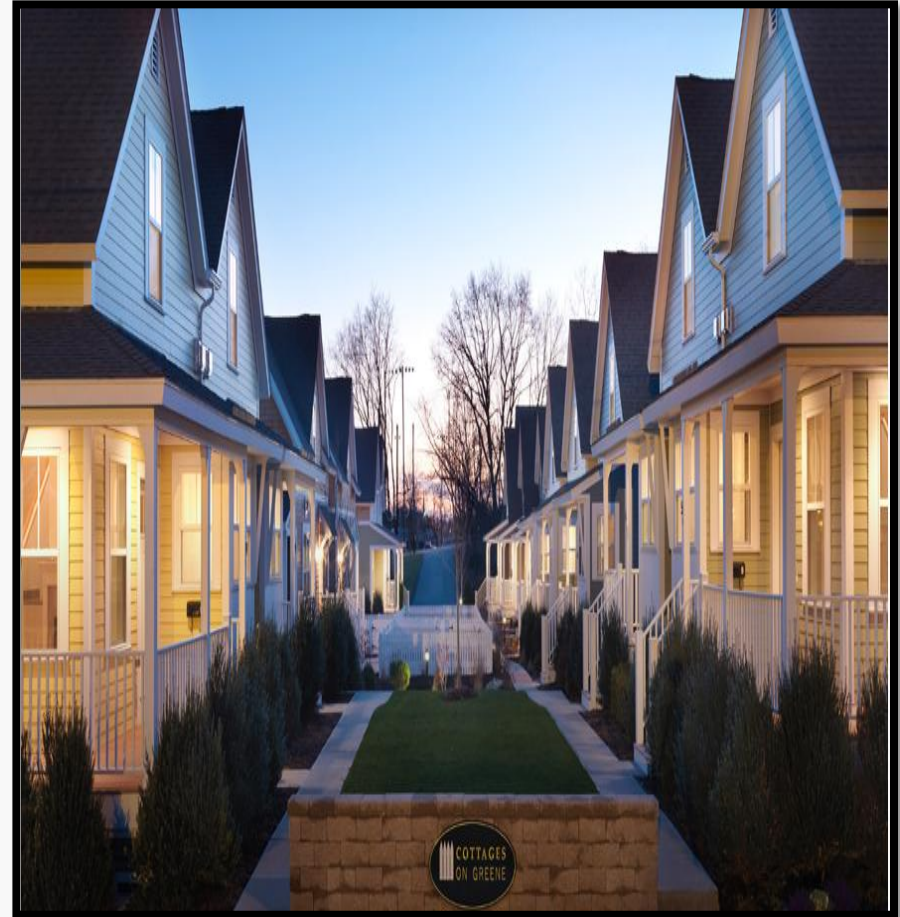
BASICALLY, WHAT IT IS



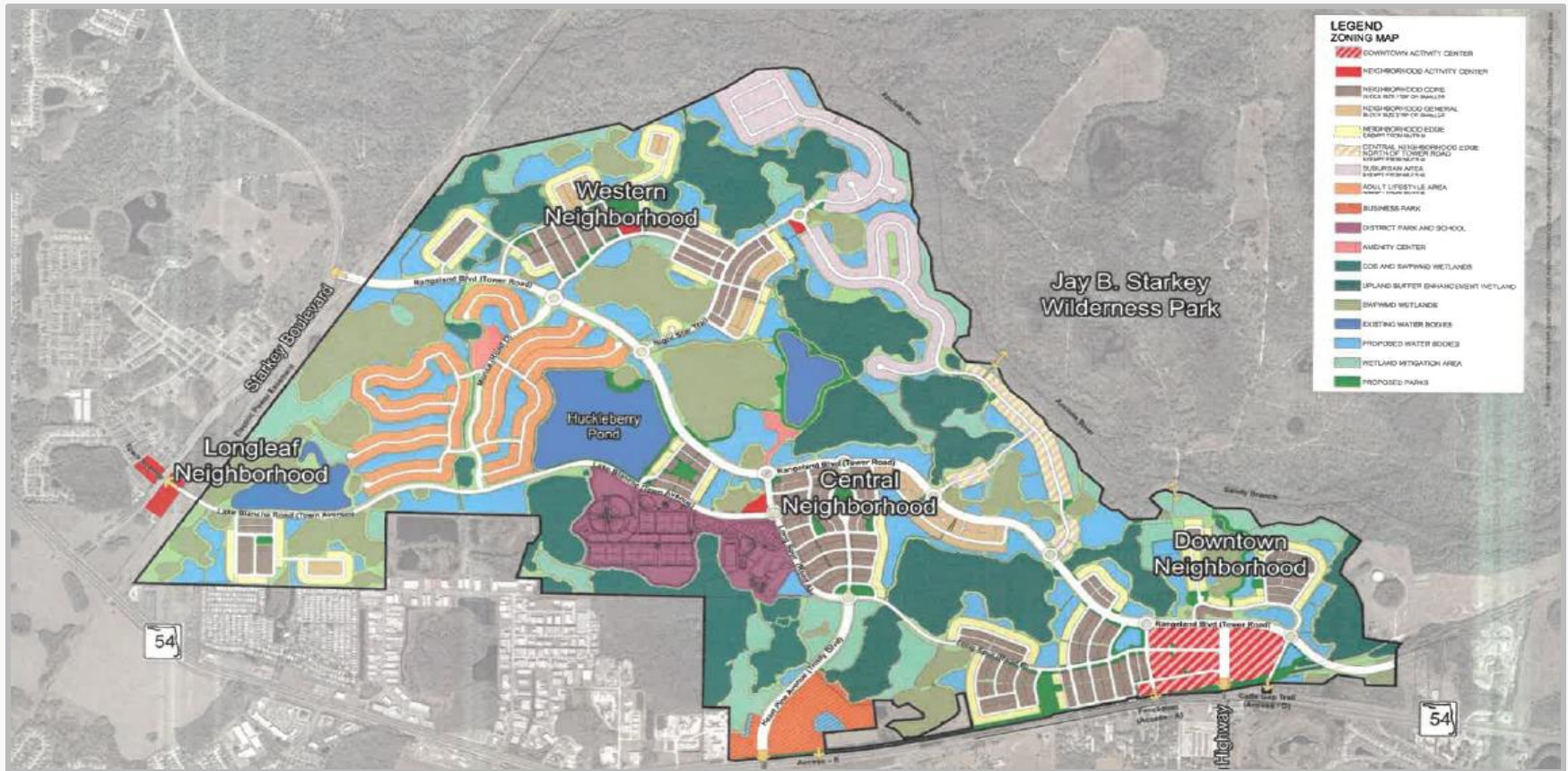
Courtesy Wildlife Conservation Society, Adirondack Program

- Conservation subdivision design, also known as cluster development, prioritizes preserving natural areas and biodiversity by clustering homes on smaller lots, while dedicating a significant portion of the land to open space.
- Instead of spreading homes out across the entire site, conservation subdivisions concentrate housing on smaller lots, often in specific areas.
- A substantial portion of the land, often 50% or more, is set aside as open space, which can include parks, greenways, natural habitats, and recreational areas.
- The primary goal is to minimize the impact of development on the surrounding environment and protect natural resources, including wildlife habitats, water bodies, and unique landscapes.

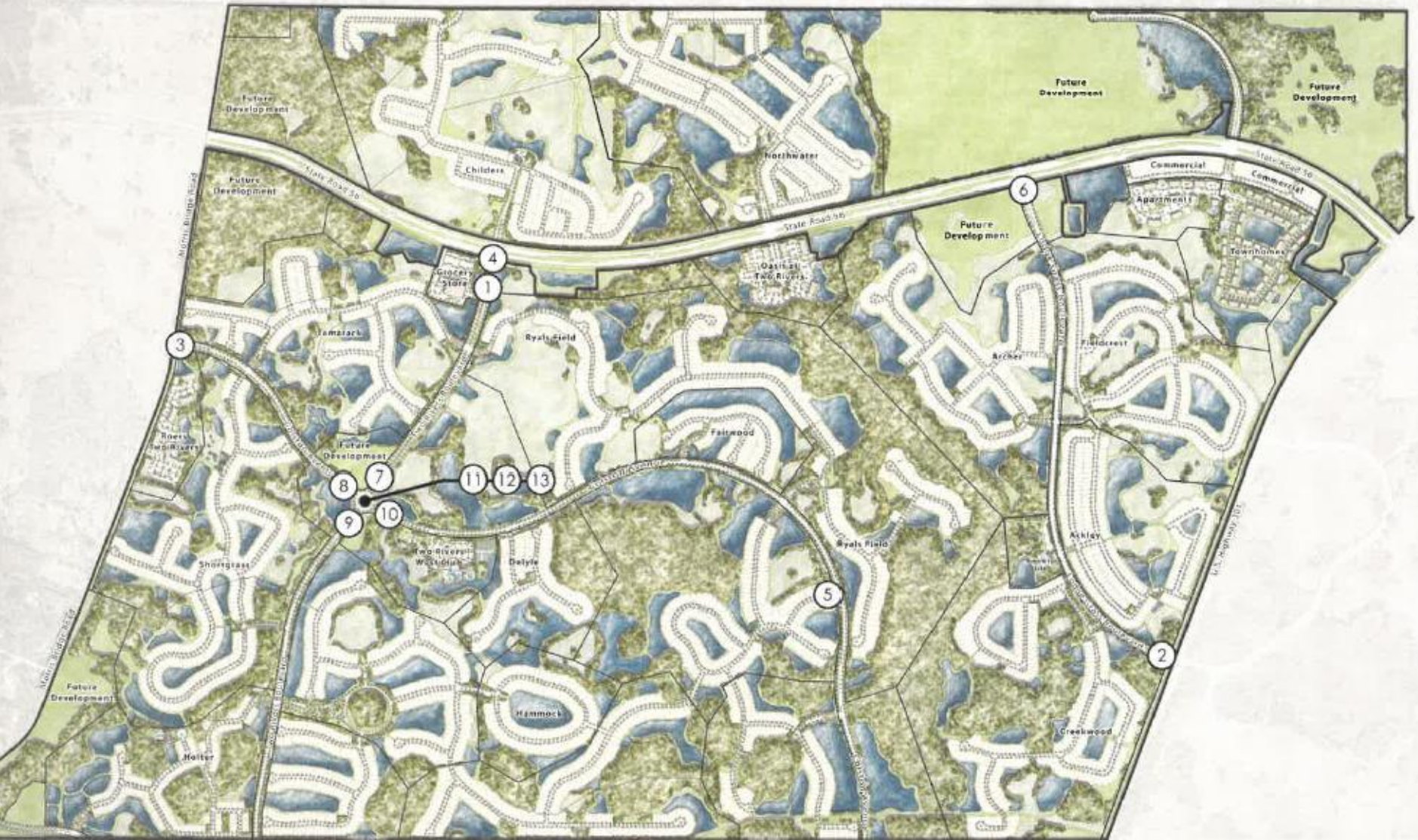
Cottage Residential



Open Space By Design – MPUD's



MPUD – Two Rivers





Urban Design – Legacy @ Wiregrass Ranch



Urban Design – Avalon Park

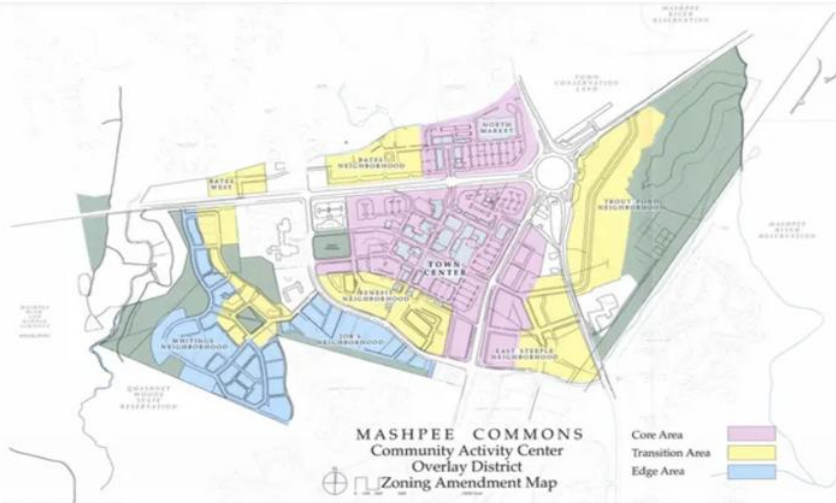


SPEROS FL



Mashpee Commons, MA

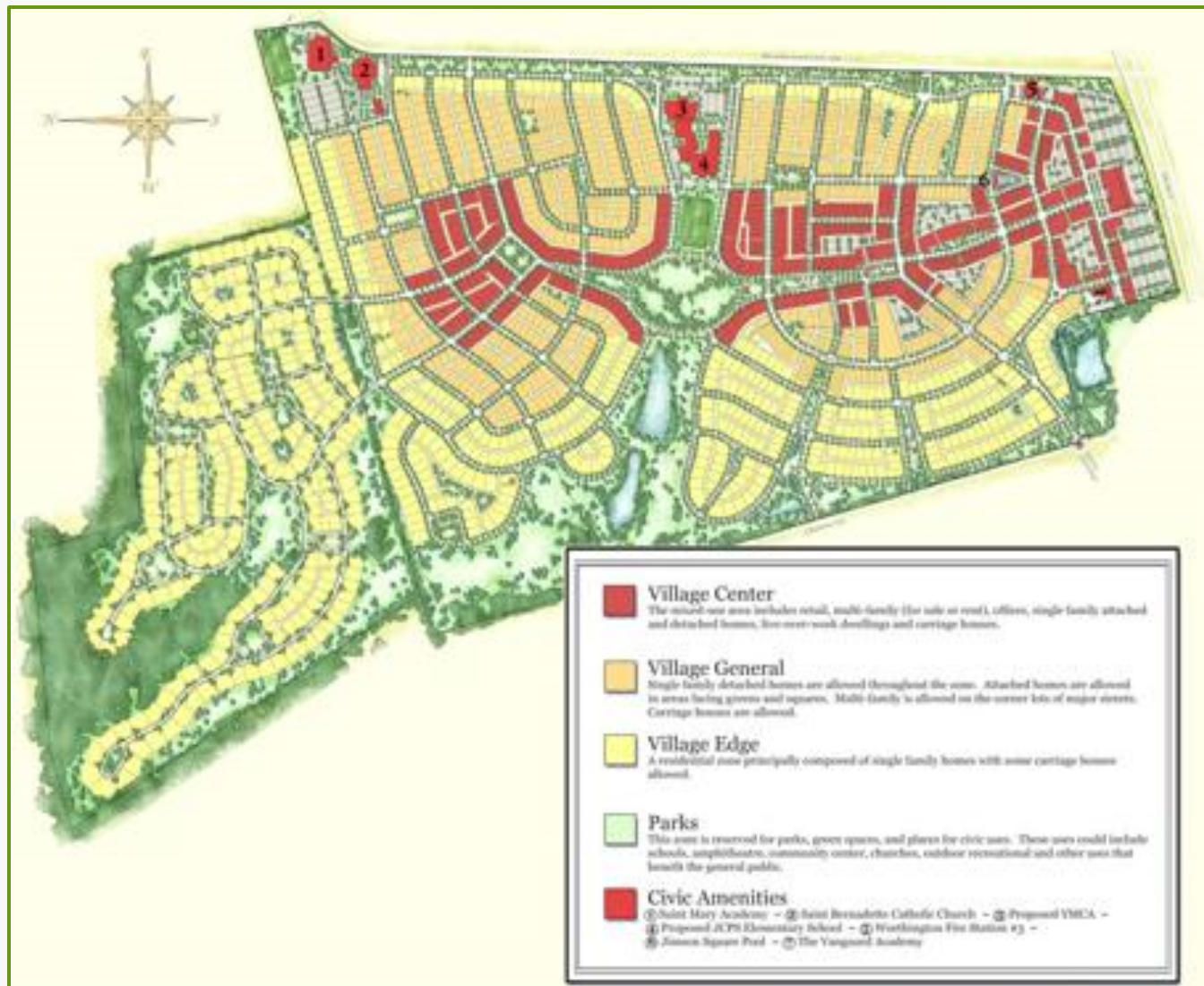
ENDURING NEIGHORHOOD DESIGN
CREATES VALUE AND SUSTAINABILITY



Mashpee Commons, MA



Norton Commons, KY



Norton Commons



Conservation By Plan – Pasco 2050



Addressable Goals, Policies and Objectives

- Natural Resource Protection
- Preserving and Increasing Ecological Corridors (ELAMP)
- Preserving Agricultural Lands
- Wetland and Surface Waters Protection
- Groundwater Protection and Water Quality
- Fresh Water, Estuarine and Marine Habitat Management
- Air Quality

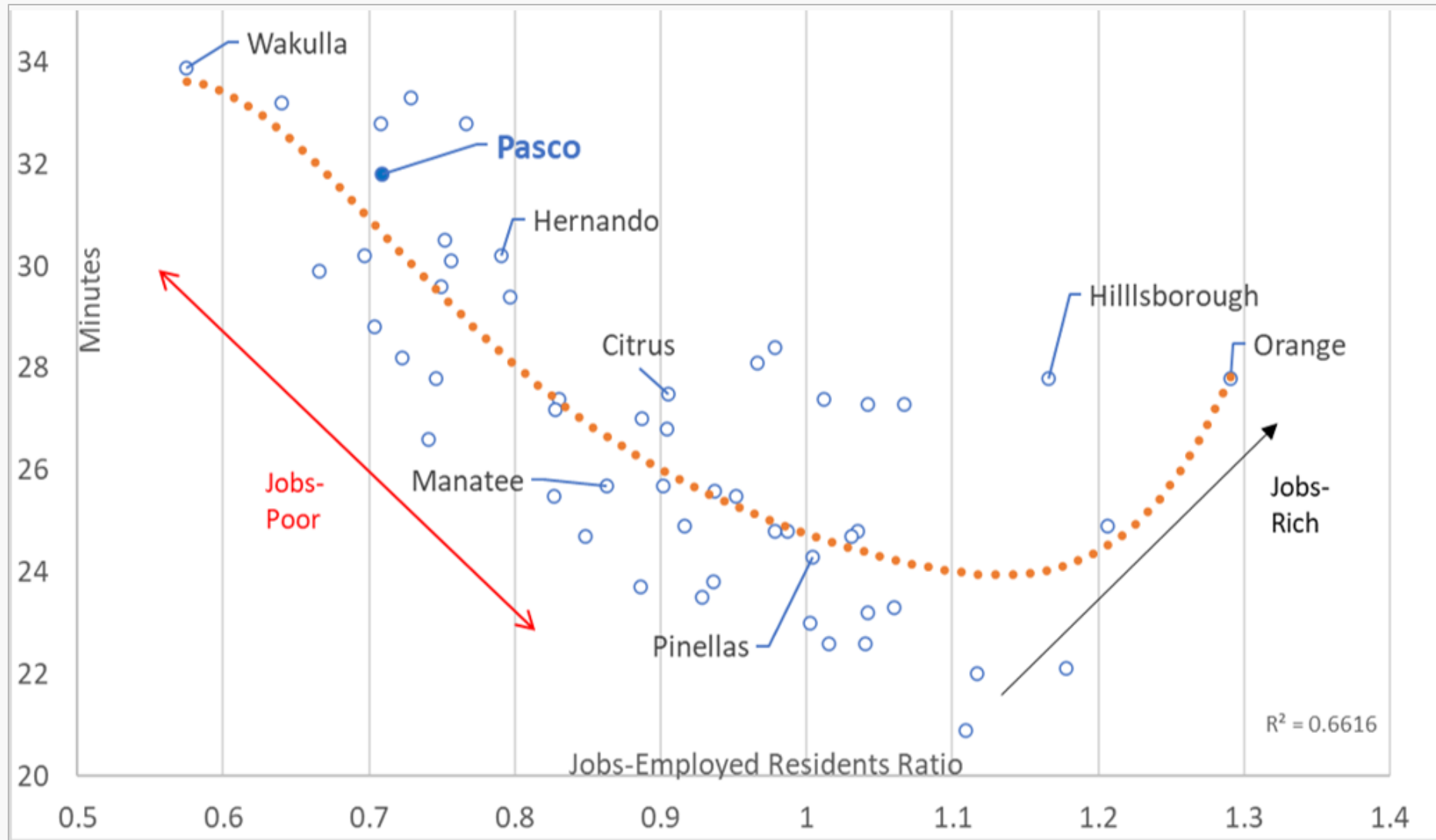


Tree Canopy Protection – Board Adopted July 2025

- \$75.00 per inch, for all project types.
- For trees classified as a Heritage Tree, a payment of \$150.00 per inch is required.
- Heritage Tree:
 - Quercus virginiana (Live Oak), ≥ 34 " DBH
 - Magnolia grandiflora (Southern Magnolia), ≥ 24 " DBH
 - Condition rating of good or better as determined by the International Society of Arboriculture (ISA) condition rating system.
- The effective date of Section 1: Contribution Rates will be upon the repeal of Section 802.3.C.1.b.(3)(a)-(d) of the LDC



Quality of Life – Conserving Time



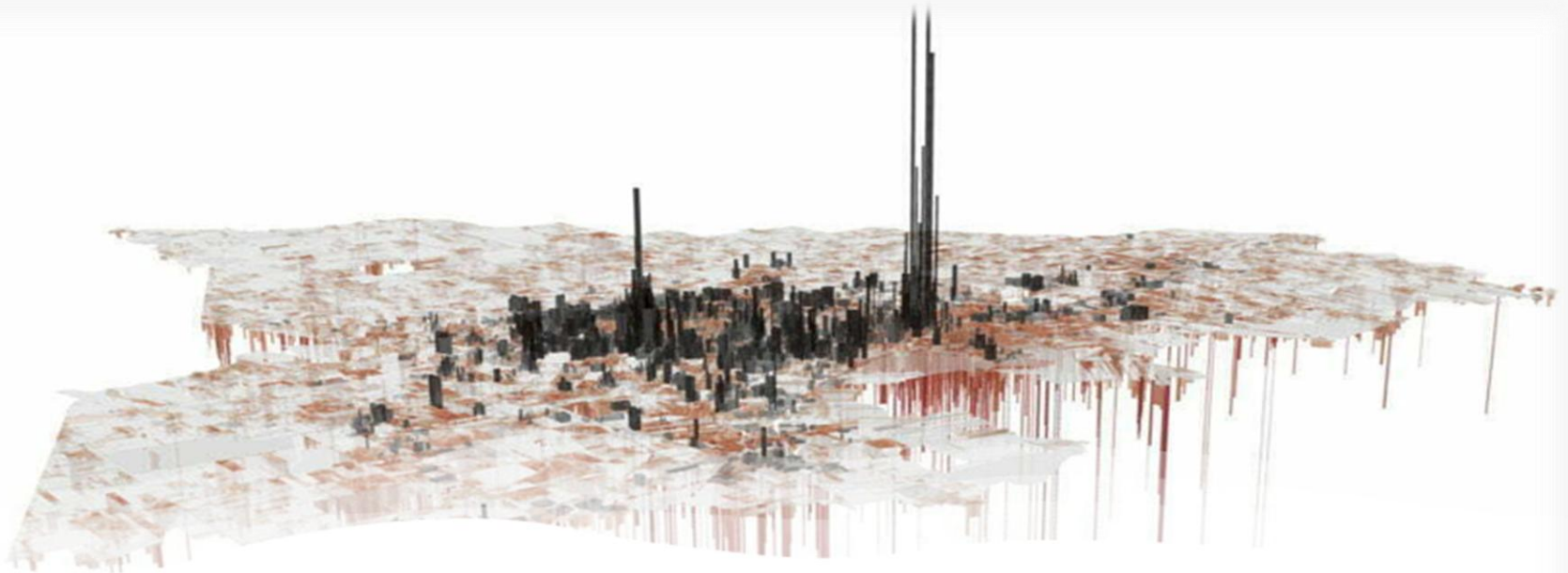
Conserve Work Life Balance

+35 Million Square Feet / 55 Thousand New Jobs

I-75 Gateway:	3,500,000 sq. ft.
Abbey Crossing	1,500,000 sq. ft.
Double Branch	7,725,000 sq. ft.
Northpoint Development	1,400,000 sq. ft.
Speros Life Sciences	16,500,000 sq. ft.
St. John's Properties	515,000 sq. ft.
Suncoast Business Center	800,000 sq. ft.
Harrod Properties	500,000 sq. ft.
Colwell Avenue Partners	120,000 sq. ft.
TPA Edison	150,000 sq. ft.
North Tampa Bay Business Park	880,000 sq. ft.
Amazon Robotics	507,000 sq. ft.
Hudson Business Park	1,500,000 sq. ft.



Conserve Revenue and Lower Property Taxes

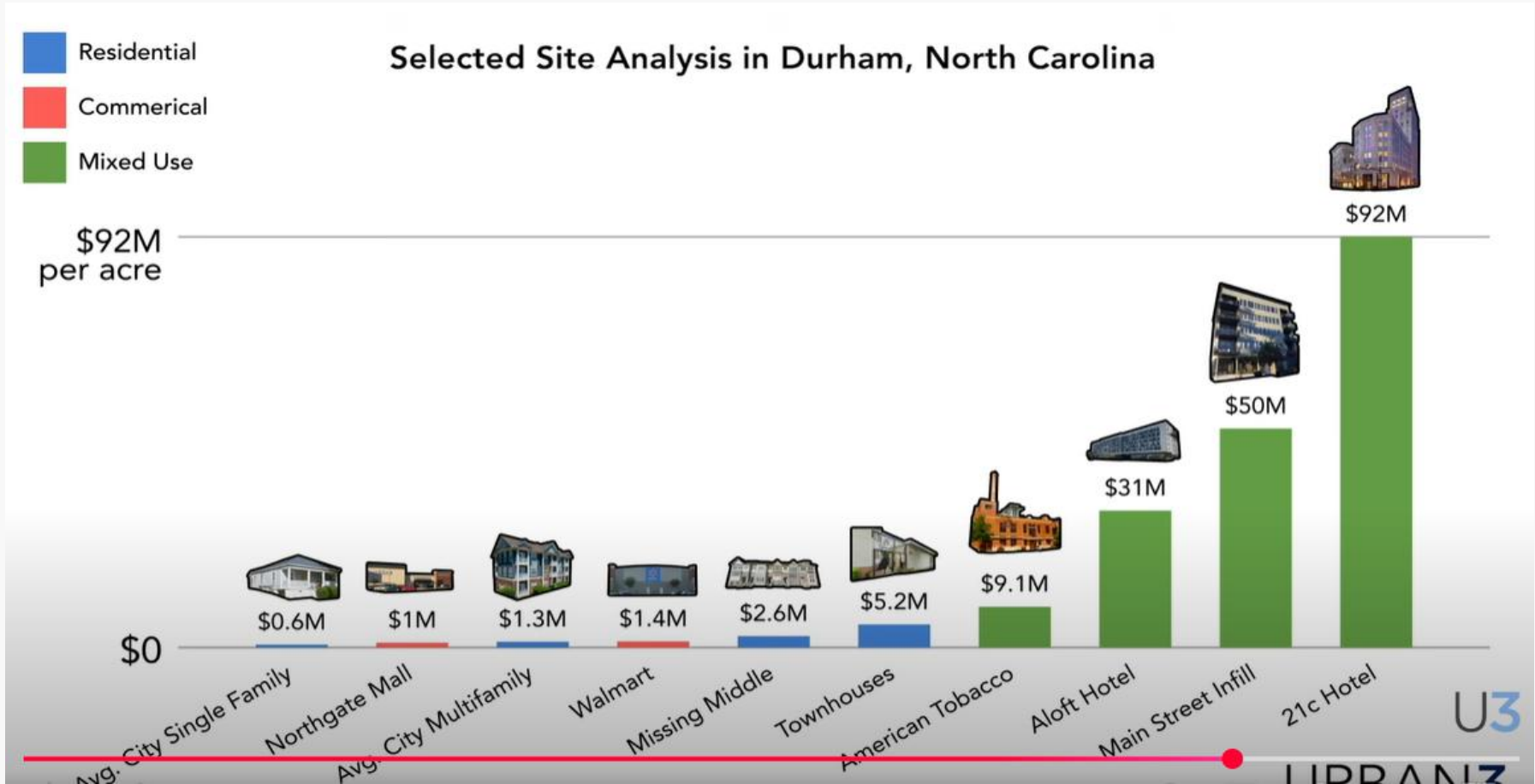


**FORM FOLLOWS
FINANCE – REVENUE
MODELING ANALYSIS**

Land Use Policy Decisions Based On
Improved Revenue Generation



Show Me The Money (Revenue)



Thank You!



Questions and Answers

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