



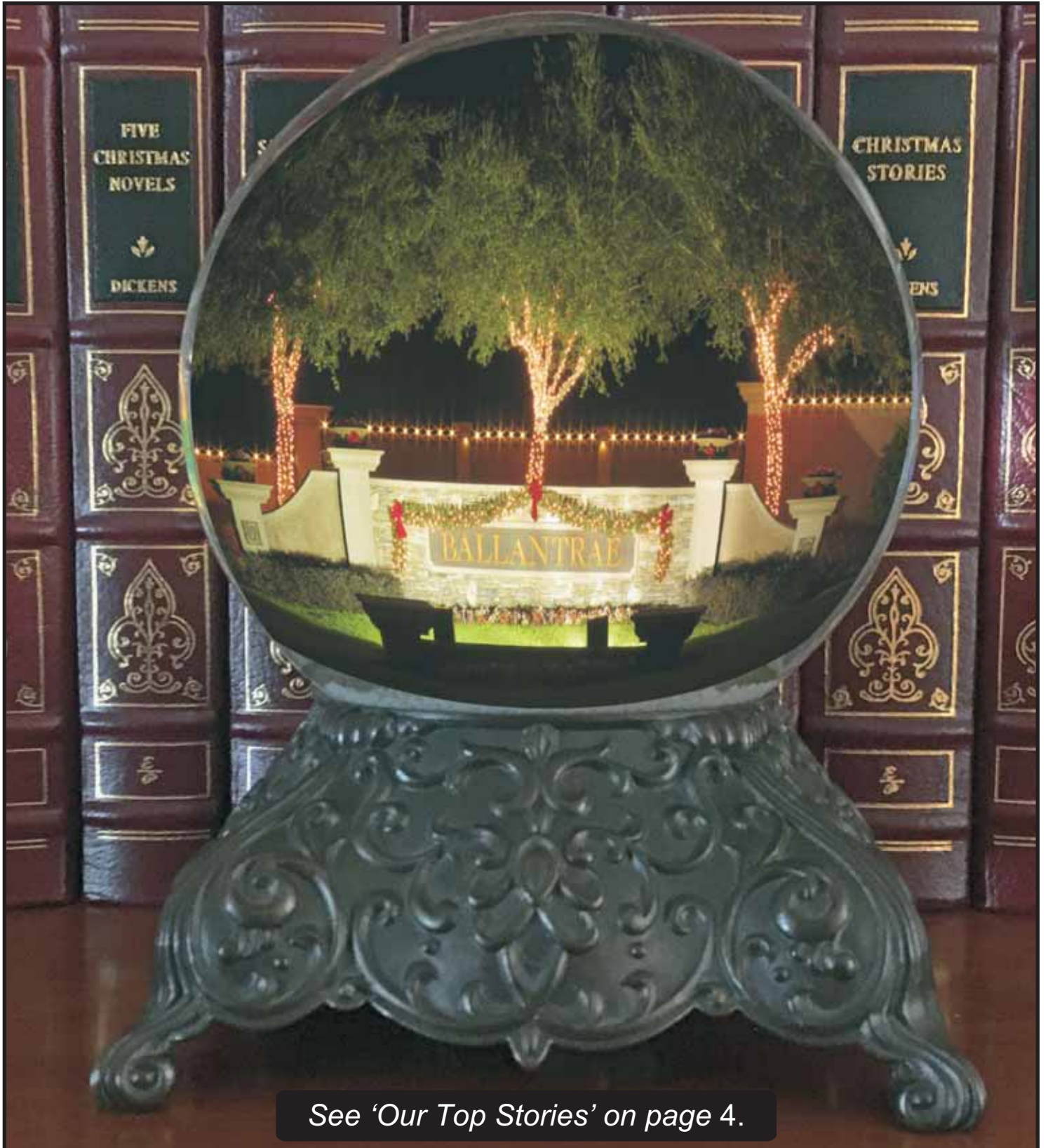
# *The Ballantrae Communicator*

*The newsletter of the Ballantrae community boards in Land O' Lakes, FL*

Winter 2019

16 pages

Vol. 12, No. 3



See 'Our Top Stories' on page 4.

# Sheriff: Ballantrae videos were key to solving 28 break-ins

Ballantrae residents, their CDD Board and Circle K at the Shoppes each make increasing use of surveillance video cameras to monitor their properties.

They contributed that technology to the Pasco Sheriff's Office. It provided the video keys necessary to arrest two of three suspects in the July 13 overnight burglaries of 27 unlocked vehicles spread amongst all six of Ballantrae's villages, said Sheriff Chris Nocco.

He told *The Communicator* that "We appreciate the partnership we have with the citizens of Ballantrae and their proactive measures to keep their community safe."

No residents were encountered or injured during the crime spree that led to the theft of a hand gun, an Infiniti vehicle, cash, wallets, electronic equipment and a host of other personal property.

The case resulted in 27 charges of auto burglary plus one of residential burglary for entering a garage, and one each of grand theft auto and grand theft of a firearm.

Resident cooperation with law enforcement also led to the recovery of the automobile and many stolen items – and jail cells for two suspects while police continue their search for the third.

The Pasco Sheriff's Office (PSO) told *The Communicator* that resident actions supported two of Sheriff Nocco's premier law enforcement initiatives. They were keys to limiting the number of break-ins and then in capturing the alleged criminals responsible for them:

- All the vehicles entered had been left unlocked for the night. The fact so many other residents had secured their vehicles fits with the Sheriff's copyrighted "#9pmroutine" Twitter hashtag. He urges all residents to check at 9 p.m. daily to ensure that they have secured their vehicles and homes against entry. The hashtag is now in use nationwide.
- Several residents and Circle K checked their surveillance equipment and found footage that was useful to police. That increased the evidence shared amongst PSO units and neighboring police agencies. That tracked with Sheriff Nocco's Intelligence-Led Policing initiative. It, in part, coordinates citizens and police working together to collect evidence that will be shared by various law enforcement agencies.

And quite the effort it was. Law enforcement called it "one of the most complex investigations ever" due to the number of crimes committed and charges filed; the amount of DNA, video and other evidence; the involvement of so many citizens, the number of law enforcement agencies involved and the amount of stolen property recovered.

Pasco Property Crimes Unit Detective Ashley Orndorff, a 10-year veteran of the PSO, headed the investigation into the Ballantrae break-ins.

She said the investigation began with a group of eight Pasco detectives, deputies and the Forensic Unit interviewing victims and collecting home surveillance



Sheriff Nocco

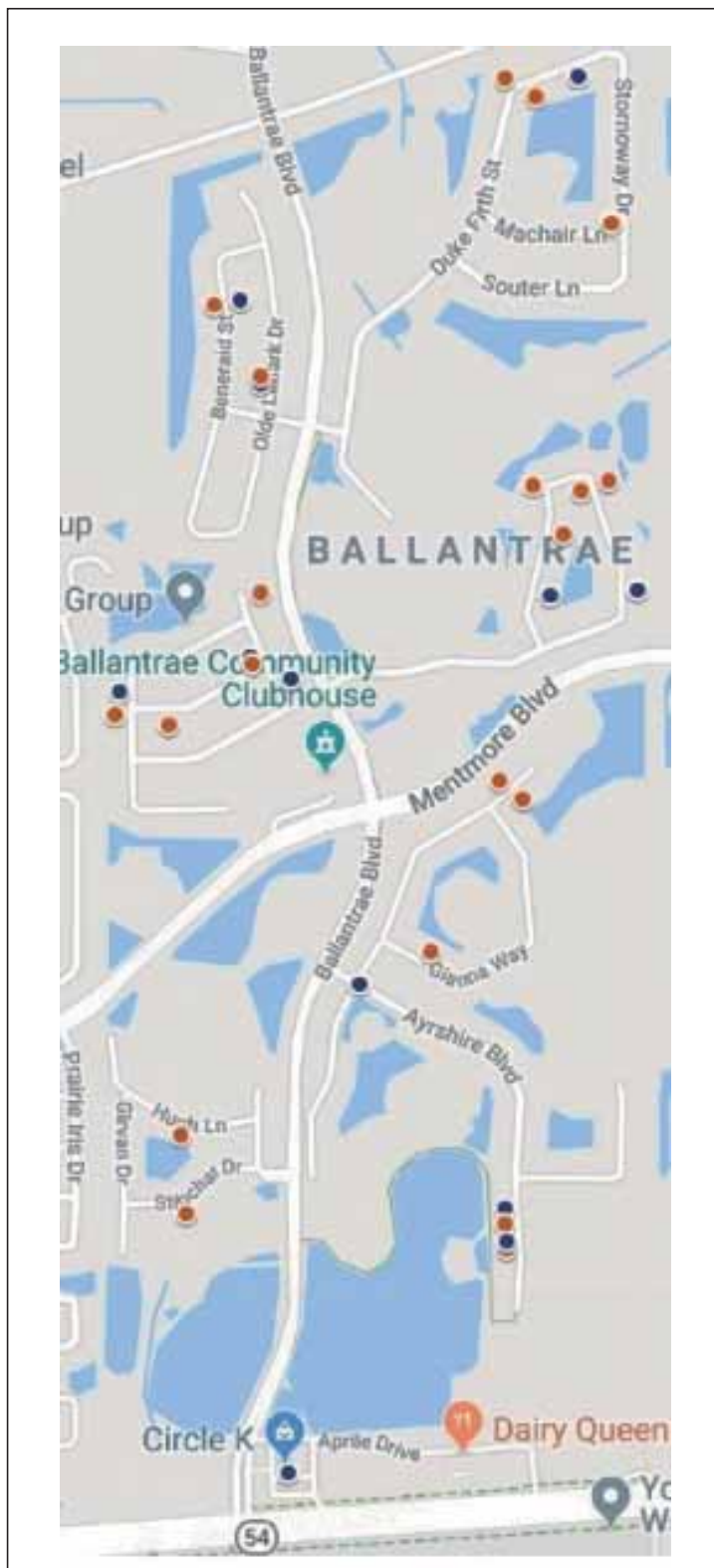


IMAGE PROVIDED BY PASCO SHERIFF'S OFFICE

Pasco Sheriff plotted with dots locations involved in investigation.

video offered by 14 residents.

Some of them were not affected by break-ins. But they came forward as concerned citizens to offer their videos when they heard of the crimes against their neighbors.



IMAGES COURTESY OF PASCO SHERIFF'S OFFICE

Photo above from CDD video camera shows suspects' vehicle entering a village, while resident's video camera at right captures an alleged burglars headed toward their vehicle.



Residential and CDD video showed various views of the same Mercedes vehicle. They showed the same three suspects as well as their movements in Ballantrae. Circle K video provided even clearer video of the same vehicle and occupants.

The PSO circulated a BOLO – “Be On Look Out” – message to regional police agencies. Det. Orndorff called their responses “incredible” and “crucial” to the investigation:

- State Police used Suncoast Parkway license tag data to identify the Mercedes and to document the route it took that night from Pinellas County to the SR 54 exit and back home.
- Police in Pinellas County reported they had found a cache of property tossed along a roadway that included property with the reported serial numbers from stolen items included in the BOLO. Mixed in they found

disposable cups bearing the Circle K logo.

- The Florida Department of Law Enforcement ran fingerprint tests and DNA analysis on the cups, just as it had on the stolen goods found along the roadside. They matched those of the suspects already on file with St. Petersburg police.
- St. Petersburg police responded they had identified two suspects in the Pasco BOLO. They had booking photos for each that matched the suspects shown in Ballantrae videos.
- Police found the Infiniti in Pinellas Park by tracking its GPS.

Det. Orndorff said the PSO used video – from the state police, Circle K, Ballantrae residents and the CDD – to produce a timeline. It began with the suspects' departure in the Mercedes from St. Petersburg, up the Suncoast to the Circle K and throughout Ballantrae, and back home.

That documented the chronology and order of all the break-ins as separate crimes by the same suspects driving the same Mercedes.

Video tying suspects to individual break-ins is

crucial to allowing police to charge each break-in as a separate crime, Det. Orndorff explained.

The timeline showed the alleged burglars first stopped at the Circle K for snacks and drinks in disposable containers. They then entered Straiton at 1:14 a.m., went to Ayrshire next and then drove up and down virtually all the streets in Braemar, Lintower, Castleway and Cunningham.

Video shows them leaving Ballantrae at 3:16 a.m. – with the Infiniti stolen in Lintower trailing the Mercedes. Both vehicles got on the Suncoast Parkway headed south out of Pasco County to their homes in Pinellas County.

It wasn't hard to corral the two suspects, Det. Orndorff said. One was in custody in connection with an unrelated retail theft, the other in a domestic violence case. The third is still being sought.

In the meantime, PSO has returned many of the stolen items it recovered to their rightful owners.

Criminals often go out of their home counties to commit crimes, Det. Orndorff said. That's out of the

*Continued on page 12*



Det. Orndorff reviews binder of evidence on Ballantrae break-ins.

# Residents can attend, be heard at upcoming meetings ...

## ... CDD Board sets meeting dates for the coming year

The CDD Board of Supervisors will continue to hold its regular monthly meetings on the fourth Wednesday of the month for Fiscal Year 2020, which begins Oct. 1, except for holiday conflicts.


Scheduled meetings are Dec. 18 (due to Christmas), Jan. 22, Feb. 26, March 25, April 22, May 27, June 24, July 22, Aug. 26, Sept. 23.

All meetings begin at 6:30 p.m. in the clubhouse.

Residents are invited to comment on agenda items at the start of the meeting. Any CDD non-agenda items can be brought up after all agenda items have been discussed.

The evening meetings are designed to maximize the number of people who can attend and participate in the Board's meetings year-round. Only four nighttime CDD meetings a year are required under Florida law.


CDD meeting dates are also posted online at the CDD's website at [ballantraecdd.org](http://ballantraecdd.org) at the Board Meetings tab, on the bulletin board at the clubhouse, and in all village entrance bulletin boards.

All meeting agendas and minutes are also posted to the CDD website in advance of each meeting. 

## ... Ballantrae's master HOA sets meetings ...

The Ballantrae HOA Board of Directors will continue to meet, generally on the second Tuesdays of the month, starting at 7 p.m. at the clubhouse.

Upcoming meeting dates are Dec. 10, Jan. 21, Feb. 11 and March 10.

HOA members are always invited to attend and participate. To contact the HOA Board, go to [ballantraehoa.com](http://ballantraehoa.com) or "Ballantrae HOA" on Facebook. 

## ... as does Straiton townhomes HOA Board

The Straiton HOA Board of Directors has a bimonthly meetings set for Dec. 11.

Meetings begin at 6:30 p.m. at the clubhouse.

All Straiton HOA members are invited to attend and participate.

The Straiton HOA Board can be reached via email at [straitonhoa@gmail.com](mailto:straitonhoa@gmail.com).

Its homepage is [straitontownhomes.com](http://straitontownhomes.com). 

### Our top stories

Sheriff's Office discusses how Ballantrae residents help to prevent community crime: Page 2.

Duke Energy subcontractor finally fixes public sidewalks at preschool and SR 54 entrance: Page 5.

County administrator discusses pluses of construction planned around Ballantrae: Page 6.

County administrator reviews Pasco's future population and housing issues: Page 6.

A look at the Smith54 project across SR54 from Ballantrae: Page 8.

Planning advances for office park below Cunningham Court in Ayrshire: Page 9.

Planing underway for other construction projects north of Ballantrae: Page 10.

A pictorial review of "Halloween hooligans" in Ballantrae: Page 11.

Here's a listing of recent local home sales: Page 12.

Use this county permit to allow guests to park on your street without getting tickets: Page 13.

Pasco Administrator discusses potential impact of self-driving vehicles: Page 16.

### On the cover

"Whatever is beautiful. Whatever is meaningful. Whatever brings you happiness. May it be yours this holiday season and throughout the coming year."

– Anon.

### The Ballantrae Communicator

*The Ballantrae Communicator* is published quarterly by the Ballantrae Community Development District Board of Supervisors, with occasional contributions from the board of directors of the Ballantrae Homeowner Association and the Straiton Townhomes Homeowner Association.

Members of all organizations are welcome to suggest story ideas. Email them to the editor at [jfplateau@ballantraecdd.org](mailto:jfplateau@ballantraecdd.org).

Send all email to *The Communicator* to the editor or via "snail mail" to the editor at the clubhouse at 17611 Mentmore Blvd. in Land O' Lakes, FL 34638.

#### CDD Board of Supervisors

Jim Flateau  
Chair | Newsletter Editor  
[jfplateau@ballantraecdd.org](mailto:jfplateau@ballantraecdd.org)

Richard Levy  
Vice Chair  
[rlevy@ballantraecdd.org](mailto:rlevy@ballantraecdd.org)

Steve Bobick  
Assistant Secretary  
[sbobick@ballantraecdd.org](mailto:sbobick@ballantraecdd.org)

Chris Milano  
Assistant Secretary  
[cmilano@ballantraecdd.org](mailto:cmilano@ballantraecdd.org)

Cecilio (Tony) Thomas  
Assistant Secretary  
[tthomas@ballantraecdd.org](mailto:tthomas@ballantraecdd.org)

#### CDD Board's Staff

Patricia Comings-Thibault  
Senior District Manager  
Development Planning & Financing Group  
[patricia.comings-thibault@dpg.com](mailto:patricia.comings-thibault@dpg.com)

Garry Kubler  
Maintenance Supervisor  
[ballantrae2@tampabay.rr.com](mailto:ballantrae2@tampabay.rr.com)  
(813) 345-8565 (landline)  
(813) 345-8563 (fax)



# Sidewalks fixed

It took a Duke Energy subcontractor only a few minutes in September to tear up a Ballantrae Blvd. sidewalk in the county right-of-way in front of the preschool at Mentmore Blvd.

Neither the Ballantrae HOA nor the CDD were involved in the project.

Despite repeated requests and multiple complaints by Ballantrae residents, it took until mid-November for that same sidewalk to be repaired.

Workers said the delay was caused by back-ordered equipment that had to be laid underground before the sidewalk could be repaired.

Repairs only occurred weeks after Duke Energy had further angered residents by mailing them all what one resident called a “self-serving” 9x6-inch postcard. In it, Duke touted its “improvements” in Ballantrae.

Some residents said they were confused that the postcard said its work in Ballantrae was done – despite the then-unfinished sidewalks by the preschool and at the SR 54 entrance. 🏠



Sidewalk repaired, landscape restored at Ballantrae/Mentmore intersection.



Residents received Duke Energy’s postcard (above) in early November. The card failed to mention the disrupted sidewalk (below) in front of the preschool. It also ignored a sidewalk finally formatted for repair at the SR 54 entrance in late November (bottom).



# Pasco administrator promotes Ballantrae area construction

Plans for major construction around Ballantrae are intended to improve Pasco County's future for residents, commuters and other travelers alike, according to Pasco County Administrator Dan Biles.

Mr. Biles, who became Pasco County administrator on May 1, 2017, recently gave *The Communicator* a half-hour interview to discuss issues that included:

- Smith54 is a multi-use development project planned on the 165-acre plot on the south side of SR 54, roughly facing the entire width of the Ballantrae and Shoppes of Ballantrae properties. (See story on page 8.)

It is, Mr. Biles said, "a mixed-use design intended to reduce the number of trips that it generates from the standard development.

"It incorporates retail, housing and office space. We try to design a community so you can live, work and shop right there without leaving the development. It's technically a 'mixed-use transportation reduction measures development'."

He said location of such multi-use developments is key. This site's location near the Suncoast Parkway, an emergency room, fire station and schools minimizes the impact the additional housing places on the county's transportation system to reach those locations.

- Two, three-story office buildings with a total of 60,000 square feet are planned for the 22-acre LeDantec property running south from Cunningham Court in Ayrshire,

bordering the east entrance pond, and south to SR 54. (See story on page 9.)

Mr. Biles explained that, in the past few years, the county has designated some "Penny for Pasco" tax revenue to provide loans for the construction of this type of Class A office/industrial flex space, mostly along the SR 54/56 corridor.

This project, backed with a \$2.9 million low-interest county loan, is expected to create 300 direct and 100 indirect jobs with an annual payroll of \$18 million.

Mr. Biles said, "We're working with developers to incentivize that type of space to bring in jobs. Jobs bring people to those sites instead of one-half our county work force having to travel to Tampa for work."

- Tower Road will be extended 1.14 miles from Ballantrae Blvd. north of Castleway east to Sunlake Blvd. at the



Dan Biles

Del Webb housing development. Tower Road currently runs from Ballantrae Blvd. east to Bexley Village Drive with a southern connection to SR 54. (See story on page 10.)

The extension will allow motorists to travel a circuitous route between Bexley Village Drive to Collier Parkway north of Plantation Palms – without ever having to negotiate the heavily-traveled SR 54 while

also avoiding the congestion at the intersection of SR 54 with US 41.

Tower Road will eventually extend eastward to connect directly with 41, Mr. Biles said, and someday on to I 75.

He said state and county officials are discussing whether the western extender will require construction from Bexley Village Drive over or under the Suncoast Parkway to continue travel to the west. 🏗️

## County housing needs outpace construction

Ballantrae residents ask, "Who's going to live there?" as they see the explosion of housing starts, mostly multi-family, all around us.

County administrator Dan Biles agrees on the growth: "I think it is pretty obvious. Anyone who drives around any part of the county sees significant growth everywhere. Florida is one of the fastest growing states in the nation and Pasco is one of its fastest growing counties."

But he says the numbers tell the story on the need for even more new housing:

- Between July 1 of 2017 and 2018, U.S. Census figures show 15,000 people moved into Pasco – while the county issued permits to build enough houses for 9,000 people.
- The county's 2018 population of 540,000 is expected by the Census Bureau to top 569,000 people in 2020.

He added, "We expect the county to reach one million people in 2040. Which is a number hard to wrap your head around. That's a lot of people to house."

"As much as people think we're growing, we're actually not building enough single and multiple housing for all the people moving into Pasco County," he explained.

But construction permits are up this year, with more issued through October than in each of the past two years.

He said, "We didn't get the normal slowdown this year during September-October because we didn't get the storms that we usually get in

---

## Some local trivia

Most residents know that Ballantrae Blvd. was built as a "feeder" street – moving traffic from the residential streets in our six villages to SR 54 and other routes in and out of the community.

There were no residences built on Ballantrae Blvd. Until now.

After crossing Tower Road into Bexley, Ballantrae Blvd. is a residential street with 130 homes planned.

An as-yet unknown number of homes will also be built along Ballantrae Blvd. in Smith54. 🏡

those months. It never happened this year.” He said the same applies to commercial permits.

Much of the growth he said is fueled by:

- Out-of-staters, especially retirees, are finally recovering from the recession and seeing equity rise in their homes so they can sell more profitably. They can now move here as Florida recovers from the recession and more homes are built.

- Increasing numbers of remote workers can bring their jobs from other states to Florida. “They can go out to their favorite coffee places and work all day on their laptops – or ask ‘what is the fastest up and download speeds I can get on home internet services?’” It no longer matters where they are physically, he added.

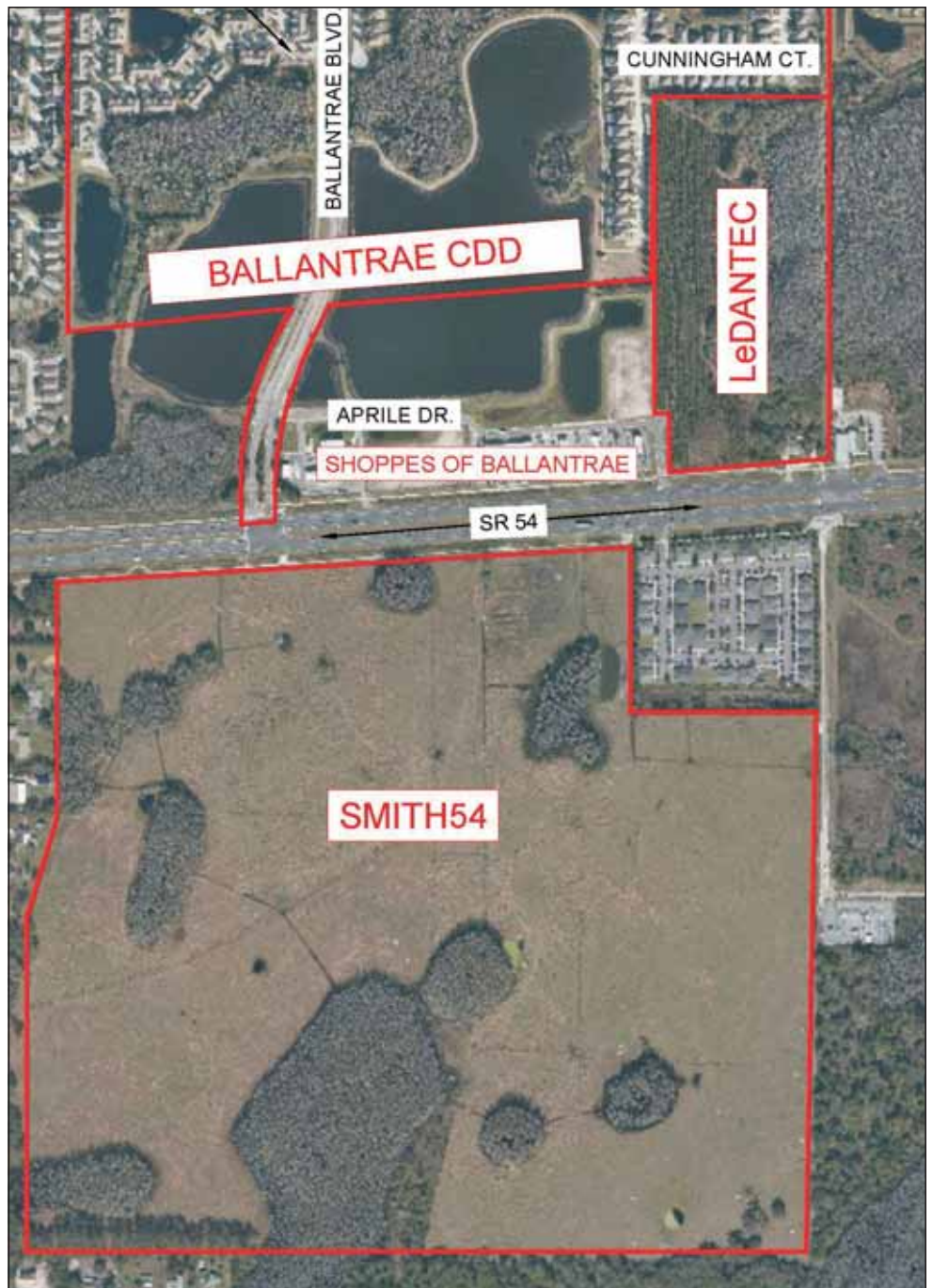
At the same time, Mr. Biles said he and county commissioners want to balance new construction while protecting the character of different areas of the county. They also “want to focus density where we have the transportation network. Of course we can all argue the quality of the transportation network and how it should be expanded. That happens.”

At the same time, he said, there is a focus on the 54/56 corridor because it already supports public transportation, normal transportation, utilities and schools.

That said, he acknowledged that “We know we have challenges with respect to transportation. Our vision committee is working through what that looks like on 54.”

He added, “Part of the comprehensive plan is to get high-density use along 54. One way to get high-density is multi-family. That’s why you’ve seen it pop up almost like corn over the past couple of years along 54. And there is a market for this type of housing.”

He explained, “The county, overall, is in good shape. But obviously we have some transportation challenges. But transportation always follows growth. You don’t build transportation first and then have them come. That’s not the model anywhere in this country.



Map locates new LeDantec and Smith54 construction sites relative to Ballantrae.

“Typically,” he continued, “housing gets built first and then commercial, office and other infrastructure. You have to have the residential roof tops to attract retail, retail roof tops to attract commercial.”

“Growth happens and then you build transportation to catch up with that,” Mr. Biles continued.

“So we’re working on things to help with that. Whether it’s the 54 corridor, improvements on 41, Ridge Road extension, Tower Road, or the state cleaning up Suncoast Parkway

access to make it quicker in the morning and at night. So there are a lot of things happening to make transportation better.

“We are in line with the board of county commissioners’ direction from a growth perspective,” he added.

“The board takes direction from the community. And the community partners in the different things that the board and the county did to outreach in our last strategic plan. And were about to start that process again for our new strategic plan.”

# Smith54 continues planning across SR54 from Ballantrae

The Smith54 development project, on 165 acres directly across from Ballantrae's entrance, is still in the planning stages with no timetable yet for construction, Ryan Plate, vice president of the developer, The Ferber Company, told *The Communicator*.

The project will include offices, housing, a shopping center – and maybe even a hotel.

While offering new places to shop and work outside of Ballantrae, it is not expected to otherwise impact life in Ballantrae, county officials said.

They agreed any construction along an already-congested SR54 affects traffic at community entrances along its route. That is the only impact the county expects Smith54 to have on Ballantrae.

But Smith54's design would seem to address the fears of some residents that Ballantrae Blvd. will someday become a sort of main commuter thoroughfare running north through Pasco and south deep into Hillsborough County.

Smith54 does not have a planned outlet to extend Ballantrae Blvd. to the south, Mr. Plate added. That means it would end in Smith54, just as it ends to the north in the Bexley development.

Planned construction adjoining Smith54 includes an elementary school. The Pasco County School District paid \$2.2 million in 2013 for a 22-acre Smith54 parcel, said Linda Cobbe, spokeswoman for the school district.

It will be used to relieve pressure on schools in Odessa and Oakstead, Ms. Cobbe said, not by expecting Ballantrae children to navigate across SR54 to go there.

Instead, she also told *The Communicator*, any need for school space for Ballantrae children will be accommodated via expansion of school facilities in Bexley.

Mr. Plate told *The Communicator* that the Smith54 property “went through a comprehensive plan and zoning amendment back in July. Our approval actually decreased the overall entitlements for the property. It was originally approved for over 1,598 multi-family units” as well as commercial and office space plus the hotel.

He continued, “Our reduction resulted in a maximum of 400 multi-family units, 150 single-family attached units (townhomes), and 150 single-family detached units. A combined total of 700 units, or a 56 percent reduction from the original approval.

“Those new approvals are what ‘can’ be built, and will likely be far less. We did not change the commercial or office entitlements,” he said, that are 150,000 square feet of commercial and 120,000 square feet of office space.

While the hotel was increased from 124 to 130 beds, there is no plan yet to build it. Mr. Plate said. 🏠



## LEGEND:

IMAGES PROVIDED BY PASCO COUNTY

-  PROPERTY BOUNDARY
-  OFFICE
-  MIXED USE
-  32'X120' SINGLE FAMILY RESIDENTIAL
-  40'X120' SINGLE FAMILY RESIDENTIAL
-  D TOWNHOMES
-  MULTI-FAMILY/APARTMENTS (345 UNITS)
-  PARK
-  POND
-  WETLAND CONSERVATION
-  WETLAND IMPACT (1.8AC)
-  FLOODPLAIN MITIGATION
-  CDA BOUNDARY



# LeDantec builder wants minimum impact on Ballantrae

As plans progress for the building of two, three-story office buildings on a parcel directly abutting homes along Cunningham Court and the south end of Ayrshire Blvd., residents there are concerned about the long-term impact of the project on them.

“We want to have as little impact on our new neighbors as possible,” responded Bill Rizzetta, who heads the Colwell Avenue Properties commercial real estate development

group that is building the project on the LeDantec Acres site.

The 22 acre site fronts on SR 54, immediately east of the Shoppes of Ballantrae. The parcel runs up the east side of the Shoppes, the east entrance pond and a few homes on the west side of Ayrshire Blvd. On the north side it abuts homes on the south side of Cunningham Court.

The two proposed 60,000-square-foot office buildings are shown in orange in the drawing at left.

Pasco County officials say the rezoning plan for the project is expected to be approved in January while final approval of the infrastructure plan is pending.

Colwell said it hopes to have plan approvals completed that allow construction of the first building to begin in 2020.

The second structure is expected to be built in 2023. The order in which they are built will be determined when tenant leases are signed.

Mr. Rizzetta also told *The Communicator* that the existing stand of trees “will absolutely remain” behind the Cunningham Court residences that separates them from the LeDantec property.

He also noted, as shown in the drawing at left, that ponds in blue, flood plains in aqua and flood zones in light gray will occupy most of the land facing most of the homes on both streets.

The two buildings sites are shown at a distance from most homes, he noted.

Colwell also plans to expand the buffer zone along the east side of Ayrshire Blvd. that faces homes on the west side.

Traffic won't be an issue in Ballantrae, Mr. Rizzetta said. The only road in and out of the property is Aprile Drive from SR54 or The Shoppes of Ballantrae. There is no plan for any road or sidewalk connections between this property and Ballantrae, he added.

What Ballantrae residents might be happy to see cross into their villages are some of the 400 jobs expected to be located there.

Colwell wrote in a report on the project that it “will provide a well-located center to meet the needs of the rapid growth in employment in that area of Pasco County and to provide available office space for companies potentially re-locating to south Pasco County.

“This is vital to Pasco County as it increases its efforts to re-locate existing companies from other cities and must be able to deliver readily available office space.”

Lastly, the summary notes, “the estimated property tax and sales tax revenue to the county will increase by over \$500,000 annually over the revenues generated today as vacant land.”

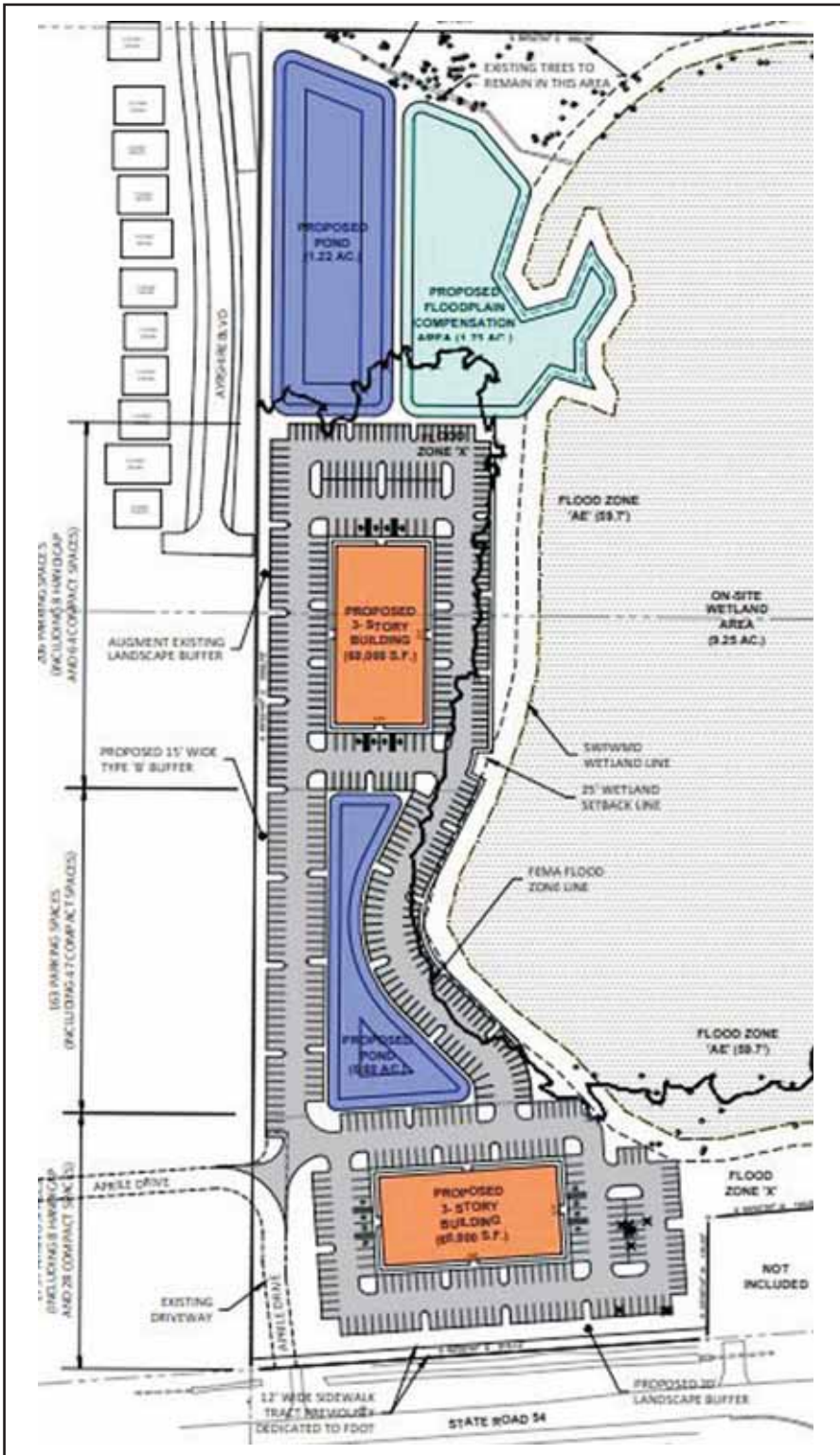


IMAGE PROVIDED BY COLWELL AVENUE PROPERTIES

# Northern projects to benefit Ballantrae

Residents of Ballantrae will benefit from three proposed projects planned to be built north of our community. They are:

- Tower Road will be extended by the end of next summer from its existing terminus in front of Bexley Elementary eastward for 1.13 miles to

Sunlake Blvd., said engineer Jordan Schrader of Clearview Land Design.

The extension will intersect in the area of the Del Webb community, Mr. Schrader told *The Communicator*.

The builders of Bexley development will be required to finance and construct the road to

building code, he said.

The road will be two bi-directional lanes like the existing Tower Road westward to Bexley Village Drive with right-of-way allowing for four lanes.

The connection will make it easier for drivers to use Tower Road to avoid parts of heavily-trafficked SR 54.

It may allow some parents to avoid Mentmore Blvd. congestion when driving children to or from the three schools along Sunlake Blvd,

- Pasco County Fire Rescue is in the earliest stages of planning the construction of a fire station on a Bexley site yet to be determined.

Construction “won’t happen until at least late 2023 with completion in late 2024,” Pasco Fire Chief Scott Cassin told *The Communicator*.

The station will be a 4-bay, single-story facility housing an engine company and an ambulance crew.”

The station will be similar to No. 42 (shown at left) to be built in 2020 in the area of the Suncoast Parkway and SR 52, Chief Cassin said.

He said \$7.6 million “in bonds I thank voters for approving” will build and equip the Bexley station,

- Bexley Elementary School is not waiting to start construction of a 10-classroom addition on land set aside for that purpose when the school opened in August 2017, Linda Cobbe, spokeswoman for the Pasco School District, told *The Communicator*.

The \$3.9 million expansion for 200 students will be completed in time for the 2020-21 academic year, she said, bringing the school’s capacity to 1,106.

There will be no changes in the school’s service boundary, she said.

“The addition allows Bexley Elementary more capacity to handle additional growth within its current boundary,” Ms. Cobbe explained, including from Ballantrae.

Rearranging classroom assignments to accommodate the added space, and finalizing additional staff needs, are decisions that will be made closer to the opening of the addition, Ms. Cobbe said.

The nearby Sunlake High School serving Ballantrae students is also being expanded, she said.

An expansion to raise its capacity by 400 to 2,041 students also opens for the 2020-21 school year at a cost of nearly \$7 million, she added. 🏠



The Tower Road/Sunlake Blvd. intersection sign is already up by the Del Webb development.



The fire house to be built in Bexley will look like this rendering of No. 42 being built in 2020.



This aerial view of Bexley Elementary School taken a few years ago shows Ballantrae Blvd. in the foreground, curving to the south at right. At upper left are houses on Duke Firth St. in Castleway. Between the houses and school is Tower Road. Bexley will add a classroom building in the area of the black box to the left of the building furthest left in this photo.



## Ballantrae residents let loose their Halloween hooligans!





This list includes some, but not necessarily all, of the real estate transactions completed in Ballantrae from July through September.

### Ayrshire

- 3221 Downan Point Dr.; 5 bedrooms/3 baths/2 garage bays; 3,406 sq. ft. of living space; sold 7/12/19 for \$325,000
- 17843 Cunningham Ct.; 3/2/2; 1,682 sq. ft.; 7/22/19; \$226,000.
- 3015 Gianna Way; 5/3/2; 2,260 sq. ft.; 7/30/19; \$246,000.
- 17902 Ayrshire Blvd.; 5/3/2; 3,406 sq. ft.; 9/23/19; \$333,000.

### Braemar

- 3627 Barnweill St.; 5/3/3; 3,555 sq. ft.; 9/24/19; \$415,000.

### Castleway

- 4007 Stornoway Dr.; 5/3/2; 2,260 sq. ft.; 7/15/19; \$285,000.
- 17942 Souter Lane; 5/3/2; 3,616 sq. ft.; 7/18/19; \$440,500.
- 3800 Duke Firth St.; 3/2.5/3; 2,742 sq. ft.; 7/19/19; \$270,000.
- 4047 Duke Firth St.; 4/2/2; 1,825 sq. ft.; 9/30/19; \$239,900.

### Cunningham

- 3634 Beneraid St.; 4/2/2; 1,976 sq. ft.; 7/19/19; \$270,000.

### Lintower

- 17528 Queensland St.; 4/3/2; 2,652 sq. ft.; 7/3/19; \$245,000.
- 3249 Lintower Dr.; 4/3/2; 2,652 sq. ft.; 7/24/19; \$255,900.
- 17534 Glenapp Dr.; 3/2.5/2; 1,966 sq. ft.; 8/16/19; \$249,000.

### Straiton

- 2853 Girvan Dr.; 3/2.5/1; 1,846 sq. ft.; 8/30/19; \$191,500.
- 2925 Girvan Dr.; 3/2.5/1; 1,572 sq. ft.; 9/19/19; \$184,000. 🏠

Data by Richard Solkin, Realtor



### Ballantrae HOA encourages property maintenance

This Castleway property shows the care and maintenance the Ballantrae HOA encourages in our community. Landowners and tenants are asked to be mindful of the appearance of their property by complying with deed restrictions. Help make our community look its best!

Use street parking permit at right to avoid ticktets!



### Ballantrae burglaries ...

*Continued from page 3*

mistaken belief that their faces and local criminal histories are known only to police in their home counties, supposedly making it hard for other counties to identify them.

Det. Orndorff said “Criminals also don’t seem to know that if they had committed these same crimes in their home county, they would face third-degree felonies. But because they chose to cross county lines to commit them, that raises them to more serious, second-degree felonies.”

An offender can draw up to 5 years imprisonment for a

third-degree conviction but up to 15 years for second-degree. However, judicial discretion, mitigating factors and plea bargains generally work to lower those sentences. As a result, few offenders actually receive those maximum terms.

Neither of the two suspects, both about 20 years old, has thus far been able to come up with the 10 percent of \$465,000 bail each is required to post in order to be released from custody pending trial, Det. Orndorff noted.

“I hope word will spread about why these suspects are in jail, facing long sentences. Maybe their friends will decide they don’t want to come to Pasco County?” she asked. 🏠



Pasco forensic personnel conduct their investigation in Ballantrae.

On-Street Parking Permit No. \_\_\_\_\_

**PASCO COUNTY  
PARKING PERMIT**

MAIL TO:  
Building Construction Services  
West Pasco Govt. Center, S-230  
7530 Little Road  
New Port Richey, FL 34654

Phone Number: (727) 847-2411 ext 7802  
Fax Number: (727) 815-7000

Parking Permit for: \_\_\_\_\_  
(Reason/Event)

Permission is hereby granted to: \_\_\_\_\_  
(Name)

of \_\_\_\_\_  
(Address for Permittee)

Subdivision \_\_\_\_\_ Telephone \_\_\_\_\_

Date of Event(s): \_\_\_\_\_ Time: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

No. of Vehicles: \_\_\_\_\_ (From/To)

Distance to nearest corner: \_\_\_\_\_

Is there a fire station within 150 feet: Yes No

Is there a hydrant within ten feet? Yes No

The Board of County Commissioners may place official signs prohibiting parking upon certain County rights-of-way or other areas under its jurisdiction upon the passage of a resolution which designates the right-of-way or other area where such conduct is prohibited. Any individual, group, or organization holding an event may petition the County, through its County Administrator, for a permit to allow street parking for a specified number of automobiles and a specified amount of time. The permit shall not be for more than four days in any one calendar year and the street parking permit shall not be granted for the purpose of providing parking for a non permitted use in a residential district. Each petition shall be reviewed for compliance with traffic safety standards and traffic circulation control as well as for compliance with all County ordinances. The Board has established a nonrefundable permit fee of \$30.00.

Signature: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

Parking is restricted to one side of the street only and no driveways, roadways, or roadway intersections will be blocked. Parking of any vehicle shall not be in violation of Florida State Statute 316.1945, Stopping or Standing Outside of Municipalities, and Sections 106.32, 106.33, and 106.34 of the Pasco County Code (attached).

Parking in any restricted area may be subject to enforcement procedures and will cause automatic revoking of the On-Street Parking Permit. It is the applicant's responsibility to ensure that parking is maintained in accordance with the above requirements.

\*\*\*PLEASE POST PERMIT BOARD IN AREA OBVIOUS TO LAW ENFORCEMENT PERSONNEL \*\*\*

Special Conditions: \_\_\_\_\_  
\_\_\_\_\_

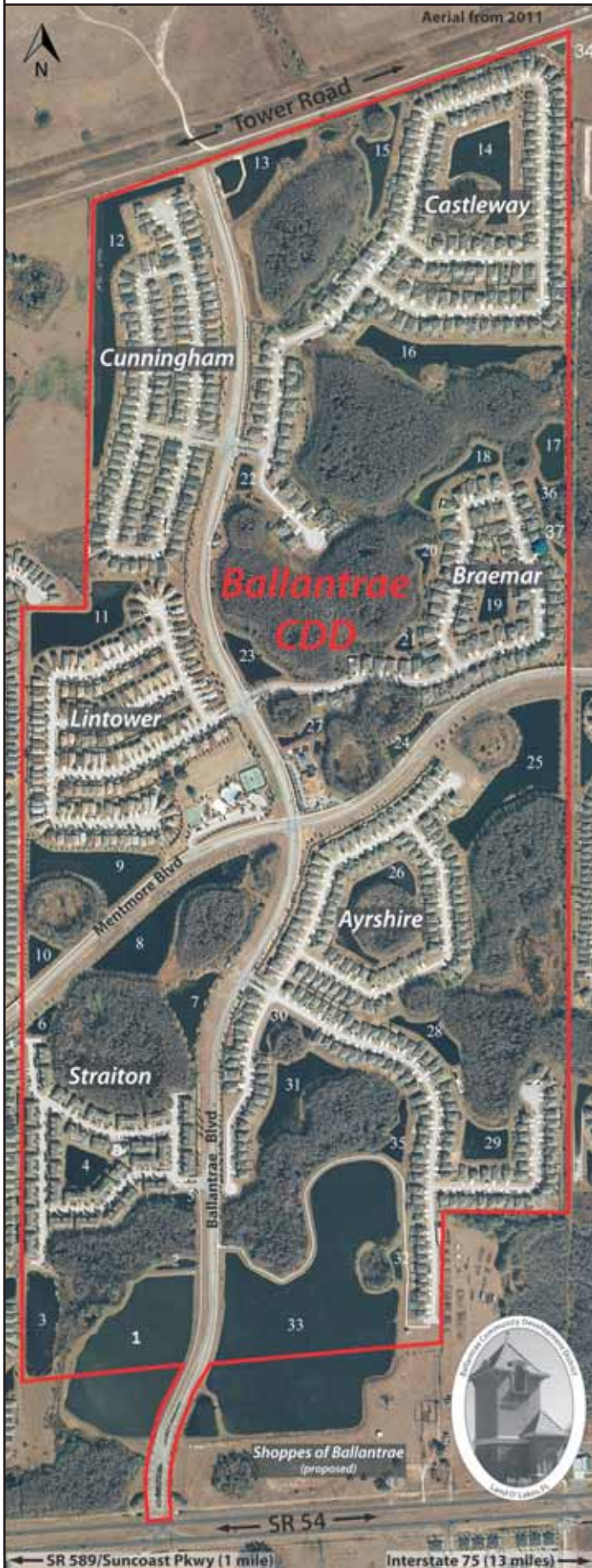
Approved By:

RWR/Traffic Operations: \_\_\_\_\_  
MJB/Emergency Services: \_\_\_\_\_  
Development Review: \_\_\_\_\_

FEE: \$30.00  
PAID: \_\_\_\_\_  
CHECK NO. \_\_\_\_\_

# Ballantrae's ponds

Check pond number below and reference it to report any pond issues to Lore Yeira in the CDD District Manager's Office at [lore.yeira@dpfg.com](mailto:lore.yeira@dpfg.com).



#	Village/Street	Location/Description
1	Ballantrae Blvd.	W main pond @ SR 54 entrance
2	Ballantrae Blvd.	N of weir @ at NE corner of Pond 1
3	Straiton	SW of Straiton on CDD border
4	Straiton	Central pond
5	Ballantrae Blvd.	S of Straiton entrance
6	Mentmore Blvd.	NW of Straiton on CDD border
7	Ballantrae Blvd.	Across from Ayrshire entrance
8	Mentmore Blvd.	Across Mentmore from clubhouse
9	Mentmore Blvd.	S of Lintower at Mentmore Blvd.
10	Mentmore Blvd.	N side at W end of CDD property
11	Lintower	N of Lintower
12	Cunningham	Along N & W borders of Cunningham
13	Ballantrae Blvd.	Ballantrae Blvd. at Tower Rd.
14	Castleway	Central pond in Castleway
15	Castleway	N/W of Castleway
16	Castleway	S of Souter Lane
17	Braemar	NE of Braemar village
18	Braemar	N of Braemar village
19	Braemar	Central pond in Braemar
20	Braemar	W of Barnweill
21	Braemar	NW of Barnweill-Glenapp intersection
22	Ballantrae Blvd.	S of Castleway entrance
23	Ballantrae Blvd.	N of Braemar entrance
24	Mentmore Blvd.	S of Braemar
25	Mentmore Blvd.	S side, at E end of CDD property
26	Ayrshire	N central horseshoe-shaped pond
27	Ballantrae Blvd.	N of day care property
28	Ayrshire	E side of Ayrshire Blvd.
29	Ayrshire	Behind Cunningham Court
30	Ayrshire	SE corner of Ayrshire entrance
31	Ayrshire	S central pond
32	Ayrshire	E side of E main pond #33
33	Ballantrae Blvd.	E main pond @ SR 54 entrance
34	Castleway	Extreme NE corner of CDD property
35	Ayrshire	NE of E main pond at Ayrshire Blvd.
36	Braemar	Adjacent to Pond 17
37	Braemar	S of pond 36



## Information that's worth repeating ...

The Communicator repeats or updates this page in most editions for the benefit of new residents and those who missed them before. It provides 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 your assigned watering day.

Those assigned days are:

- 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](http://ballantraecdd.org) at the Other Documents tab at # 5. 🏠



## Put trash out at night for early morn pickup

Pasco County is now picking 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 information on what can and can't be recycled, visit [bit.ly/PascoRecycling](http://bit.ly/PascoRecycling); call (727) 856-4539; or e-mail [recycling@pascocountyfl.net](mailto:recycling@pascocountyfl.net). 🏠

## Help to keep Ballantrae's streets bright

Ballantrae residents can call the clubhouse maintenance staff to report street light outages if residents provide the pole number.

Or, residents can report street light outages 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 website at [ballantraecdd.org](http://ballantraecdd.org) to the Other Documents tab # 25. Fill out the form you will find there and send it. The process takes just a minute. You will receive a confirming email from Duke in response. 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.

It is illegal to scoop and drop dog waste into a neighbor's garbage bin at



curbside. It is also illegal to toss scooped bags into street gutters that will eventually pollute our ponds and waterways.

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



PRSR STD  
US POSTAGE  
PAID  
TAMPA FL  
PERMIT #1741

*The Ballantrae Communicator*  
17611 Mentmore Boulevard  
Land O' Lakes, FL 34638

## Self-driving vehicles may affect plans for county roads

As Pasco County advances traffic plans to accommodate a population expected to reach one million in 2040, County Administrator Dan Biles told *The Communicator* it will be looking at advances in autonomous vehicles that can self-drive themselves.

He said, “there’s a lot of thought out there that we can put a lot more cars out on the street if they are fully autonomous than you ever could if they are driven by humans.

“So we’re watching that industry because it could make a huge impact on how we spend our transportation dollars 10 years from now,” he said.

He explained, “They can drive a car as good or better than any human without any human input.”

Those self-driving vehicles do not get distracted like motorists do, for example, and don’t use phones or text messages while driving. They pay their full attention to driving. They improve efficiency and traffic flow.

He noted that “nobody has a real handle on how it will affect us. But they are really close with that. And they are on the brink of that from a research perspective.

“So we’re really not sure how that’s all going to affect the transportation network. We’re trying to make sure we’re mindful of that as we do transportation development and study. We have to keep in mind that if it doesn’t happen or it doesn’t work – or doesn’t have the impact we think it



Rendering above shows one of the three-story LeDantec buildings to be constructed below Cunningham Court along Ayrshire Blvd. See related stories on pages 6 and 9.

will – we will continue to work to build and improve the traditional transportation network.”

He added, “I kind of liken where we are with autonomous vehicles with where we were with the iPhone 12 years ago when Steve Jobs rolled out the first concept. And now, most of us wouldn’t know what to do without our Android or iPhones because we have more power on those devices than we ever had before.

“We’re at that starting point with autonomous vehicles,” he added. “We don’t know – we only went through this significant a change once before – 100 years ago when we switched from the horse and buggy to cars.”

Back then, the *Saturday Evening Post* magazine quoted Thomas Edison, arguably America’s greatest inventor, when he took the side of automobiles over horses in the debate:

“It is only a question of a short time when the carriages and trucks of every large city will be run by motors. The expense of keeping and feeding horses ... is very heavy, and all this

will be done away with. You must remember that every invention of this kind which is made adds to the general wealth by introducing a new system of greater economy of force. A great invention which facilitates commerce, enriches a country just as much as the discovery of vast hoards of gold.”

Will the same be true, Mr. Biles asks, with self-driving vehicles? 🤖

---

### Contacting the clubhouse

The CDD’s two-person maintenance staff works every day. But their duties often take them both away from the clubhouse.

You should make an appointment to see them rather than taking “pot luck” at finding them there.

The clubhouse email address is ballantrae2@tampabay.rr.com. The phone number is 345-8565.

There is no longer a fax. The “snail mail” address is 17611 Mentmore Blvd. in Land O’ Lakes FL 34638. 📬