

The Harbors

REDEVELOPMENT/INFILL PLAN

Pasco County West Market Area

ANCLOTE WEST DISTRICT

The West Market Area is one of the oldest and densest parts of the County. It covers a total land area of 84 square miles that is bound by the Gulf of Mexico in the West, Little Road in the East and County line roads in the North and South. Owing to its proximity to the Gulf and U.S. 19 corridor – a federal highway that spans all the way from Tampa Bay to Western Pennsylvania, this area became a desirable retirement and vacation destination. Today, the West Market Area is the most developed part of Pasco County. It includes a number of unique historical and natural assets, and some of the County's oldest communities such as Aripeka, Hudson, City of Port Richey, City of New Port Richey, Holiday, Elfers, and Anclote Key.

Vision

- Promote ecotourism
- Enhance connectivity to the coast.
- Preserve coastal resources.

Key Issues

The Anclote West District has all the right ingredients to make it a regional nature destination. With access to the coast, roadways providing scenic views, boardwalks, trails and parks, this District can offer diverse opportunities for indulging in nature. However, to realize this goal and to capture its full potential, it is important to build on this area's strengths as well as focus on some of its key concerns. The following are some of the needs and issues relevant to this district that demand attention:

- Limited public access to the Gulf Coast.
- Lack of pedestrian or bicycle connections between parks and neighborhoods.
- Although very close to the coast, the presence of these coastal resources or parks is not signified on any of the major roads.
- Need more boardwalks/riverwalks in Anclote River Park, Anclote Gulf Park, and along Anclote River.
- Need a beach destination with kayaking and canoeing opportunities.
- Anclote Blvd and Baillies Bluff Rd have great unutilized potential for serving as scenic routes.



- Lack of sidewalks and bike trails on Baillies Bluff Rd and Strauber Memorial Hwy.

Strategies

- Preserve coastal and natural resources, and habitats.
- Coordinate with Florida State Parks to provide public access (ferry, water taxi, etc.) to the Anclote Key Preserve State Park.
- Develop an open space system by creating connections (trails, transit, sidewalks and bike paths) between existing coastal parks, neighborhoods parks, schools, and other community amenities.
- Identify and site a variety of passive and active recreational opportunities (such as canoeing, kayaking, bird watching, fishing, etc.) that can cater to people of various age groups and interests.
- Work with the Parks and Recreation Department to identify opportunities for providing boardwalks in coastal parks and a riverwalk along the Anclote River.
- Identify strategies to develop Anclote Blvd. and Baillies Bluff Rd. as scenic corridors.
- Create marketing strategies and adopt signage, logos, area markers, etc. that announce the presence of the parks and coastal resources on all major access roads close to this area.
- Coordinate the development on U.S. 19 to include shops, restaurants and other uses that support the proposed coastal destination. Provide sidewalks, transit, and pedestrian infrastructure connecting U.S. 19 to this area. Work with residents to identify priorities and funding opportunities for constructing bike paths in the District. Possible locations include Baillies Bluff Rd. and Strauber Memorial Hwy.
- Develop and implement architectural standards that represent the coastal context and help create a unified cohesive image for the District.

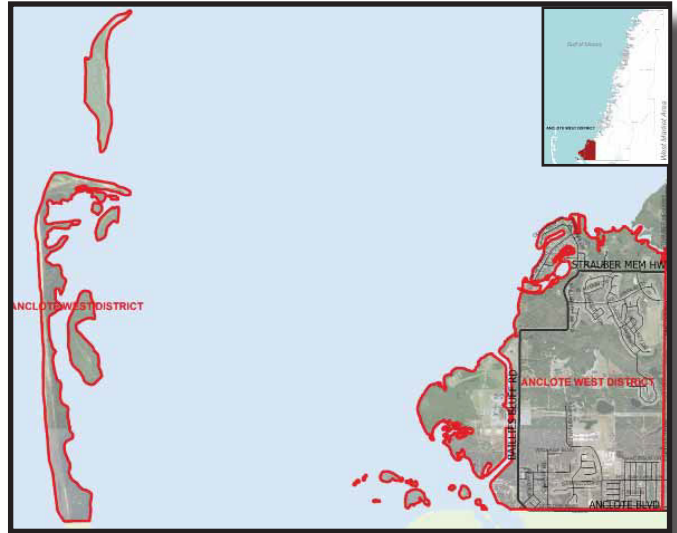
Existing Characteristics

Land Area: 2,233 Acres | 4.2 % of the West Market Area

Population: 3,779 | 1.8% of the West Market Area

The Anclote West District includes the coastal area bound by Anclote Blvd. on the south, Darlington Rd. on the north and the Strauber Memorial Hwy and powerline easement on the West. Strategically located on the Gulf Coast this area is rich in terms natural assets and scenic locales. The overall characteristics of the Anclote West District can be described as follows:

- This District includes some great coastal and natural resources, parks, and open spaces, such as the Anclote Gulf Park, Key Vista Nature Park and Eagle Point Park.
- Anclote Key Preserve State Park has great leisure resources, however, is only accessible through personal boats or kayaks.
- The majority of the residential developments within this District are gated and have suburban street networks. Houses close to the coast are generally bigger and newer, and are of quality construction. These developments have an average lot size of half acre and contain relatively new structures, mostly built after the late 1980s.
- Most developments along Anclote Blvd. towards the coast are water-related uses.



APPLICANTS NAME: _____ DATE: _____

PARCEL ID: _____

What advantages and/or limitations have you considered in locating your business at his location?

Would you like to be updated concerning the Harbors Plan and its Implementation (please circle): YES NO

EMAIL ADDRESS: _____