

The Harbors

REDEVELOPMENT/INFILL PLAN

Pasco County West Market Area



CENTRAL 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

- Provide adequate parks and open spaces.
- Provide a connected street network that encourages walking and biking.
- Provide a healthy mix of uses and create a community destination.



Key Issues

The following are some of the key issues in the Central District that were identified by the local communities, technical advisory groups and the project team:

- Need for mixed use infill
- Need for neighborhood parks and open spaces
- Need for bike paths on Little Rd., Massachusetts Ave, Decubellis Road and some residential streets such as Brookdale Dr.
- Need for sidewalks/trails on Ridge Rd., Massachusetts Ave, Decubellis Rd., Regency Park Blvd. and Rowan Rd.
- Need for sidewalks on Runnel Dr., Cypress Knoll Dr., Wooden St., and Rusty Oak Dr. to connect Lakewood Ranches, Lakewood Villas and Cypress Knolls residential subdivisions (southeast of Massachusetts Ave and Rowan Rd.)
- Need to prevent further retail strip development along major corridors.

Strategies

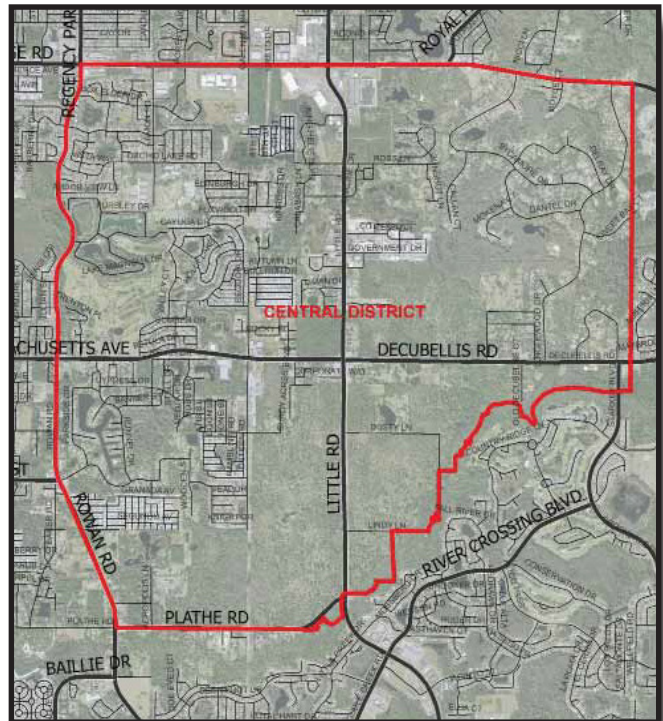
- Work with residents and the private sector to identify potential locations and funding opportunities for neighborhood parks and open spaces that are easily accessible by residents through walking and biking.
- Work with residents and the private sector to identify potential locations, partnerships and funding opportunities for neighborhood activity nodes where compact and mixed-use development would occur to maintain a healthy balanced use-pattern along major corridors.
- Work with residents and developers to implement the vision and guiding principles of New Port Corners.
- Work with residents to identify priorities and funding opportunities for constructing sidewalks/trails in the District, including but not limited to Ridge Rd., Massachusetts Ave, Decubellis Rd., Regency Park Blvd., Rowan Rd., and in the Lakewood Ranches, Lakewood Villas, and Cypress Knolls residential subdivisions
- Work with residents to identify priorities and funding opportunities for constructing bike paths along Little Rd., Massachusetts Ave, Decubellis Road.

Existing Characteristics

Land Area: 4,535 Acres | 8.5 % of the West Market Area
Population: 13,322 | 6.2% of the West Market Area

The Central District is generally located east of Rowan Rd. between Ridge Rd. and Plathe Rd. in the West Market Area. The overall characteristics of the Central District can be described as below:

- Low and medium-density residential are dominant uses in the District. Existing residential developments have suburban street networks with cul-de-sacs, and lack inter-connectivity. Most houses were built in the '80s with mixed lot sizes ranging between 6,000 s.f. and 1.5 acres.
- A mix of retail and office uses are concentrated along the Little Rd. corridor, which includes the existing West Pasco Government Center and Rasmussen College. Most of the retail is concentrated at the Little Rd. and Ridge Rd. intersection. Non-residential uses spread along Ridge Rd. and Massachusetts Ave east of Little Rd.
- New Port Corners comprising of over 960 acres of undeveloped green-field is located in the center of the district. It is planned for mixed use development including single family and multi-family residential, commercial, employment, office and other supporting uses.
- There is a lack of public parks and open spaces within the District.



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 conerning the Harbors Plan and its Implementation (please circle): YES NO

EMAIL ADDRESS: _____