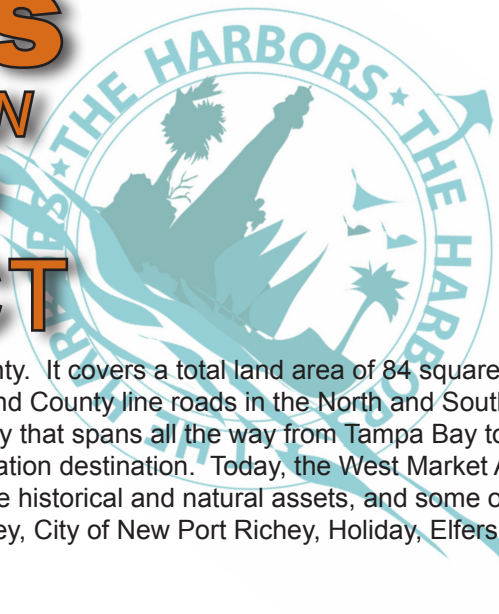


The Harbors

REDEVELOPMENT/INFILL PLAN

Pasco County West Market Area

ELFERS 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

- Preserve and enhance historic features.
- Create livable neighborhoods with safe and comfortable access to parks, green open spaces, community facilities, and neighborhood centers.

Key Issues

- Need for more parks with picnics and tot lots opportunities.
- Need for a community/neighborhood center.
- Need to create community gathering spaces.
- Need to address flooding concerns in areas such as Moog Rd.
- Need to address redevelopment or replacement of vacant buildings in the Elfers District.
- Need to consider small scale development, instead of big buildings and structures.
- Need to reinvigorate the Grove Park community center and encourage its usage. Need a community garden at Grove Park.
- Centennial Library is essential for job searching and community events.
- Need for safe pedestrian and transit service to community facilities including libraries.
- Need for historic preservation.
- Need for mixed-use infill.
- Need to redevelop vacant/deteriorated retail strip centers along U.S. 19 corridor.
- Need additional east-west connection to existing and planned development, such as through Darlington Rd. and Perrine Ranch Rd.
- Need for sidewalks/trails on Trouble Creek Rd. and S.R. 54.
- Need for bike paths on Trouble Creek Rd., Rowan Rd. and Perrine Ranch Rd.

Strategies

- Delineate and establish Elfers Historic Overlay District, and identify historic properties within the district.
- Develop architectural and site design standards to preserve and enhance the historic nature and provide a coherent community image.
- Work with residents and developers to implement vision and guiding principles for Harvey-Madison/S.R. 54 development.
- Work with residents, business owners and developers to identify potential locations, partnerships and funding opportunities for mixed-use centers/nodes along U.S. 19. These locations should encourage pedestrian friendly, high-quality and compact developments.
- Preserve natural resources while providing accessible public spaces, and consider collocation of neighborhood parks and open spaces with existing natural features.
- Work with residents and homeowner associations to create neighborhood parks, playgrounds and open spaces that are easily accessible by residents through walking and biking.
- In order to reinvigorate and encourage usage of the Grove Park Community Center work with residents and community organizations and plan programs, events and activities for all ages.
- Evaluate the feasibility and funding opportunities for providing a community garden at the Grove Park Community Center.
- Work with Pasco County Public Transit (PCPT) to provide adequate service to community facilities such as libraries, parks and community centers.
- Evaluate and identify potential improvements in flood prone locations, such as Moog Rd. Focus public education and outreach efforts to increase awareness about sustainable stormwater management practices.
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- Evaluate and identify potential additional east-west corridors to connect existing and planned development, such as through Darlington Rd. and Perrine Ranch Rd.
- Work with residents to identify priorities and funding opportunities for constructing sidewalks/trails along corridors such as Trouble Creek Rd. and S.R. 54.
- Work with residents to identify priorities and funding sources for constructing bike paths along corridors such as Trouble Creek, Rowan and Perrine Ranch Roads.

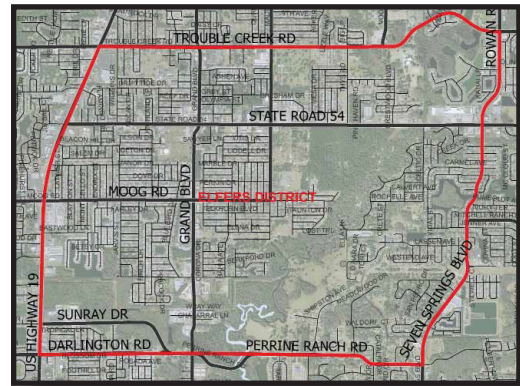
Existing Characteristics

Land Area: 3,547 Acres | 6.6 % of the West Market Area
Population: 21,452 | 10.0% of the West Market Area

The Elfers District is generally located south of Trouble Creek Rd., north of Darlington Rd. and Perrine Ranch Rd., east of U.S. 19 and west of Seven Springs Blvd. and Rowan Rd. The overall character of the Elfers District can be described as below:

- This District is characterized by older residential communities with mixed densities and lot sizes. Most houses were built in the '60s and '70s. It has a mix of historic homes and vacant, abandoned and deteriorated homes.
- Existing developments have a grid or interconnected street network.
- There is adequate landscaping and open spaces dispersed in the district, especially in the area around the Elfers Multi-purpose Senior Center (north of S.R.54, south of Trouble Creek Rd. between Grand Blvd. and Madison St.), which has very old and mature trees.

- This District has great natural resources and wetlands but residential development were built to the edge of these resources and provide no public access.
- A few historic buildings remain in Elfers District including Mitchell Bank, Elfers Historic School (currently used as the Elfers Multi-purpose Senior Center), and Baker House, which is listed on the National Registry of Historic Places. Some of these historic buildings are deteriorated and underutilized.
- There are a few community facilities in the area including Centennial Park Library and Grove Park Community Center.
- There are a lot of vacant commercial strips along US 19 corridor.
- Harvey-Madison/S.R. 54, an over 200 acre undeveloped greenfield site is located in the center of the District (southeast corner of S.R.54 and Madison St. intersection). It is planned for mixed-use development, including high density residential, commercial, industrial uses and conservation lands.



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: _____