

The Harbors

REDEVELOPMENT/INFILL PLAN

Pasco County West Market Area



HUDSON 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

- Protect and enhance the coastal and historic resources.
- Promote eco-tourism and enhance Hudson Beach as a major local and regional destination.
- Create a system of trails connecting natural resources and coastal destinations.

Key Issues

Following are some of the key issues that were identified by the communities, the technical advisory groups, and the project team:

- Need for sidewalks, bike trails and transit service in the District to connect neighborhoods with schools and parks, Hudson Beach, and other community facilities.
- Need for neighborhood centers or community gathering spaces that host community events for all ages.
- Need to clean, improve, and enhance the Hudson Beach. Improvements could include increasing the capability to host entertainment events, and providing public boat access, boardwalks, restaurants, and boat/canoe rentals.
- Need a coastal identity, especially in new development.
- Need to preserve Bear Creek.
- Need strategies to protect Fivay Historic site.
- Need to address flooding in areas such as Fivay Rd, Old Dixie Hwy, and U.S. 19 and S.R. 52 intersection
- Need to address crime and homelessness.

Strategies

- Delineate a Hudson Historic Overlay District, and identify historic resources that need to be preserved.
- Develop architectural and urban design guidelines that help retain and enhance elements related to the area's coastal context, history, and community identity.
- Develop strategies to improve the appearance and utility of Hudson Beach. Identify opportunities for hosting public events at the beach and provide seating, boat access, shops, restaurants and other supporting facilities.
- Work with residents, HOAs, and the County Parks and Recreation Department to identify potential sites, partnerships, and funding for developing community centers.
- Develop strategies to improve street connectivity within neighborhoods.
- Develop effective stormwater management strategies to deal with flooding issues.
- Organize public outreach events that increase awareness about cost-effective stormwater management practices, onsite stormwater treatment, and rainwater reuse.
- Identify high crime areas and apply CPTED guidelines to combat crime.
- Collaborate with Homeless Coalition and other non-profit organizations to address issues of homelessness.

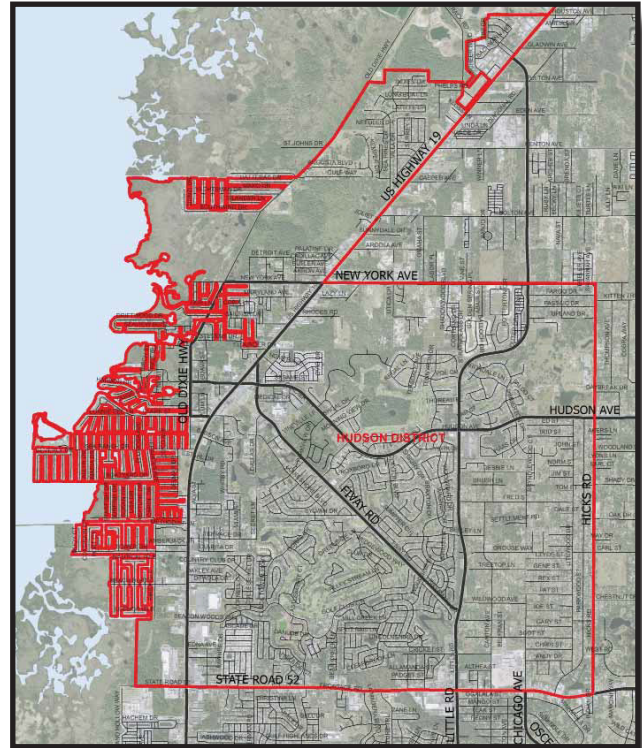
Existing Characteristics

Land Area: 8,071 Acres | 15% of the West Market Area
Population: 25,795 | 12% of the West Market Area

Hudson is one of the oldest and the largest districts within the West Market Area. It includes all of the area west of Hicks Rd. to the Gulf Coast, between New York Ave and S.R. 52, and the area north of New York Ave and west of U.S. 19 south of the Sunwest District.

The Hudson community, was established in 1878 and has seen many ups and downs since then. This community grew in the early twentieth century when the Fivay Company began cutting lumber and shipping it by rail to Tampa. Although the area grew rapidly in the initial years, it eventually stagnated around late 1940s when the Fivay Company went out of business. As a result, most people turned back to the sea for their daily living or moved away. Shrimping and fishing employed about half of the working men during these years of economic downturn between 1930s and 1950s. In the late 1950s, Hudson bounced back from economic decay as a new waterfront real estate was developed, bringing new residents to Hudson. Ever since, Hudson has been a fast growing community. Some of its defining characteristics are as follows:

- Has a long established history.
- Has a number of waterfront properties with canal access to the Gulf
- There are very few areas that provide public access to the coast.
- Gated suburban neighborhoods located mostly to the east of U.S. 19. The majority of the residences



were built between the '80s and '90s with a mix of lot sizes, ranging from 3,000 square feet to one acre.

- Includes a six acre Hudson Beach/Robert J. Strickland Memorial Park - a popular local community gathering place.
- There are strip commercial uses all along U.S. 19 south of Hudson Ave.
- There is a concentration of medical offices and related services east of U.S. 19 between Hudson Avenue and Fivay Rd.

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: _____