

The Harbors

REDEVELOPMENT/INFILL PLAN

Pasco County West Market Area

ANCLOTE EAST 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

- Create safe and livable neighborhoods with adequate infrastructure and easy access to schools, parks, playgrounds, open spaces, and essential community facilities.
- Create quality affordable housing options.
- Retrofit strip development and create a gateway to West Pasco.

Key Issues

Strategically located at the entrance to the West Market Area from the South, this District could have a significant impact on the overall image of West Pasco. Currently this District lacks the appearance or functional qualities necessary to fill this role successfully. The issues that severely mar the appearance and functionality of this district are summarized below:

- Poor visual appearance at the entrance to Pasco from Pinellas County.
- Vacant, deteriorated strip malls along U.S. 19. Examples include strip centers at the southeast corner of Flora Ave and U.S. 19, and at the northwest corner of Darlington Rd and U.S. 19.
- Lack of good quality affordable housing options.
- Lack of parks and open spaces within neighborhoods.
- Lack of pedestrian or bicycle connections between neighborhoods, schools and other community facilities.
- Bus stops needed on Mile Stretch Rd. Improvements such as street lights and road repair needed on Mile Stretch Rd. Sidewalks needed on Trouble Creek Road and Mile Stretch Road. Bike paths needed on Trouble Creek Rd and Seven Springs Blvd.
- Unsafe roadway conditions and overspeeding on Arcadia Rd.
- Incompatibility between commercial and residential uses on Mile Stretch Rd.
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- Flooding issues in several areas, such as the Mile Stretch Dr., Darlington Road, Almond Drive and Telogia Ct.
- Crime and safety concerns in certain residential areas such as Beacon Square.
- Need to address homelessness.
- Several areas within the Anclote East District severely lack landscaping and yard maintenance.

Strategies

- Identify opportunities for creating a gateway at the southern entrance from Pinellas County to the West Market Area. Employ urban design guidelines and architectural standards to create a unified image for the District. Evaluate development alternatives for the site located at the southeast corner of Flora Ave and U.S. 19 for creating an entrance marker.
- Identify all vacant retail strip malls, offices, and under-utilized parking lots along U.S. 19 and other major corridors within the District. Assess their redevelopment potential and identify alternatives for redevelopment.
- Evaluate the feasibility for creating a regional employment center between Alternate 19 and U.S. 19.
- Develop planning strategies or design alternatives to treat the incompatibility between residential and non-residential uses within the District.
- Coordinate with residents, HOAs, business owners and other relevant stakeholders to initiate streetscape and sidewalk improvements within the district.
- Coordinate with residents, HOAs, Pasco County Parks and Recreation, private agencies, volunteer groups and non-profit organizations to identify potential locations and funding opportunities for neighborhood parks and open spaces. Develop strategies that ensure these amenities are easily accessible by residents through walking and biking.

- Develop effective stormwater management strategies to deal with flooding issues. Organize public outreach events that increase awareness about cost-effective stormwater management practices, on-site stormwater treatment, and rainwater reuse.
- Employ CPTED strategies to deal with crime and perceptions of insecurity within neighborhoods.
- Identify community needs and priorities for roadway improvements, sidewalks, and trails within the District.
- Conduct public outreach to identify the need for bike paths within the district, including but not limited to Trouble Creek Rd. and Seven Springs Blvd.
- Work with residents to develop traffic calming strategies for Arcadia Rd.

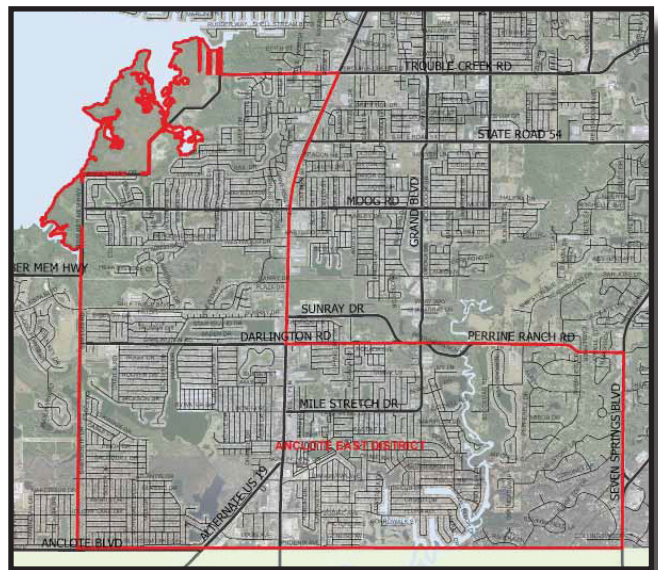
- Most older residences close to U.S. 19 have streets laid out in traditional grid pattern while the newer ones are more suburban in nature and therefore lack an interconnected street network.
- There are very few parks or open spaces within neighborhoods.
- Although quite close to the Gulf Coast, this district has very limited visual or physical access to the coast.
- Vacant, deteriorated and low quality strip malls are a common sight along U.S. 19. Retail development involves a wide variety of uses such as car dealerships, auto services, boat rental and/storage, convenient stores, restaurants, strip bars, low quality rental units and motels.
- There is a concentration of industrial uses between Alternate 19 and U.S. 19.

Existing Characteristics

Land Area: 5,942 Acres | 11.1% of the West Market Area
Population: 32,579 | 15.2% of the West Market Area

The Anclote East District, locally known as the Holiday area, is one of the most populated districts within the West Market Area. This area is bound by Anclote Blvd. to the south, Trouble Creek Rd. to the north, U.S.19 to the west and the existing powerline easement to the east. In addition, a small leg of the District extends out to the East, and is bound by the Perrine Ranch Rd. to the north and Seven Springs Blvd. to the west. The majority of the development within this area occurred around the 1950s and boomed between the 1960s and '70s largely owing to the development expansion from Pinellas County. The overall characteristics of the Anclote East District can be described as follows:

- The majority of the houses were built in the 1960s and '70s and are characterized by small lot sizes with an average size of 5,000 s.f.



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: _____