

The Harbors

REDEVELOPMENT/INFILL PLAN

Pasco County West Market Area



EMBASSY 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 livable neighborhoods with adequate infrastructure, and safe and accessible parks and neighborhood centers.
- Create walkable and interconnected neighborhoods that encourage walking, biking and social interaction.

Key Issues

The following are some of the key issues in the Embassy District that were identified through technical advisory meetings, surveys, and community workshops:

- Need for more trees, neighborhood parks, open spaces and community gardens within neighborhoods
- Need to preserve Bear Creek wetland system
- Need for bike trail on existing Ridge Rd. and its future expansion, Little Rd, SR 52 from Little Rd. to the Werner-Boyce Salt Spring State Park, Jasmine Blvd. from Little Rd. to US 19, and along US 19
- Need for sidewalks on Jasmine Blvd. and Regency Park Blvd
- Need to redevelop strip malls at U.S.19 and S.R. 52 intersection and also along these corridors
- Need to address homelessness which is a concern especially in the Bayonet Point area
- Need to address flooding
- Need for a neighborhood and convention center
- Need for more neighborhood parks, especially in Bayonet Point and Timber Oaks areas.

Strategies

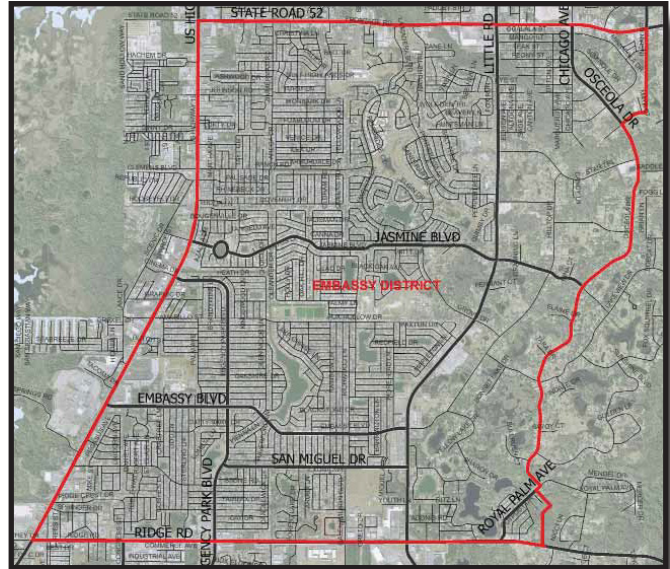
- Conduct an open space need analysis to identify demand, supply, and potential locations for additional neighborhood parks and open spaces.
- Provide more shade trees in neighborhoods and on the streets, and provide more neighborhood parks and open spaces that are easily accessible by residents through walking and biking.
- Create neighborhood centers that provide spaces for community gathering and social events.
- Work with residents and the County Parks and Recreation Department to identify potential sites for neighborhood parks. Assess the possibility of using undeveloped parcels, abandoned sites or golf courses.
- Provide parallel roads to U.S. 19 to enhance neighborhood connectivity while maintaining overall safety and neighborhood character.
- Retrofit existing strip malls at the U.S.19 and S.R. 52 intersection and along U.S. 19 and S.R. 52 to create pedestrian friendly, compact mixed-use centers.
- Connect neighborhoods and commercial mixed-use centers with safe sidewalks and bike paths.
- Develop effective stormwater management standards to deal with flooding issues. Educate and work with residents and homeowner associations to implement these standards.
- Work with residents to identify priorities and funding opportunities for constructing sidewalks on Jasmine Blvd and Regency Park Blvd.
- Work with residents to identify priorities and funding opportunities for constructing bike trails on Ridge Rd, Little Rd, SR 52 and Jasmine Blvd.
- Work with homeowner associations to educate residents about hunger and homelessness issues. Create community building events and volunteer opportunities to help assist and reduce homelessness.

Existing Characteristics

Land Area: 6,649 Acres | 12.4 % of the West Market Area
Population: 44,334 | 20.7% of the West Market Area

The Embassy District is located east of U.S. 19 and west of Osceola Dr between S.R. 52 and Ridge Rd in the West Market Area. Overall characteristics of the Embassy District are described below:

- The majority of the residential development has a grid street network. Few of the developments have a suburban cul-de-sac street network. Block lengths, averaging 1,000 to 1,500 feet.
- Most streets have sidewalks although very narrow at certain places.
- Most houses were built in the '70s and some in the '80s as retiree and vacation homes. The average lot size is 6,000 s.f.
- There is a lack of trees, parks, and open space within neighborhoods. Most of the houses lack landscaping to create a low maintenance living.
- Strip commercial dominates U.S. 19, Ridge Rd. and S.R. 52; auto-related services are mostly concentrated around the U.S.19 and Ridge Rd. intersection.



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: _____