

The Harbors

REDEVELOPMENT/INFILL PLAN

Pasco County West Market Area



SUNWEST 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 a unique nature-based recreational destination within the region.
- Promote eco-tourism.
- Protect and enhance coastal and natural resources, habitats and ecosystems.
- Promote opportunities for resort-style living.

Key Issues

With abundant vacant land, natural settings, water bodies, and excellent connectivity to U.S. 19, the Sunwest District scores high in terms of future opportunities. However, there are also some key issues in the District that need to be carefully considered. These issues are listed below:

- Lack of public access to the Gulf Coast.
- Need for an access from U.S. 19 to the future Sunwest Park.
- No bike paths / trails along Old Dixie Highway connecting to Aripeka.
- Need for connections (trails, boardwalks, wildlife corridors) between the parks located along the coast.
- Essential to balance environmental, economic and community needs - i.e. protect and maintain the environmental quality while enhancing the area's tourism and recreational opportunities.
- Lack of transit connections to Belcher Mines Park, planned Sunwest Park, and proposed Sunwest Harbortowne.

Strategies

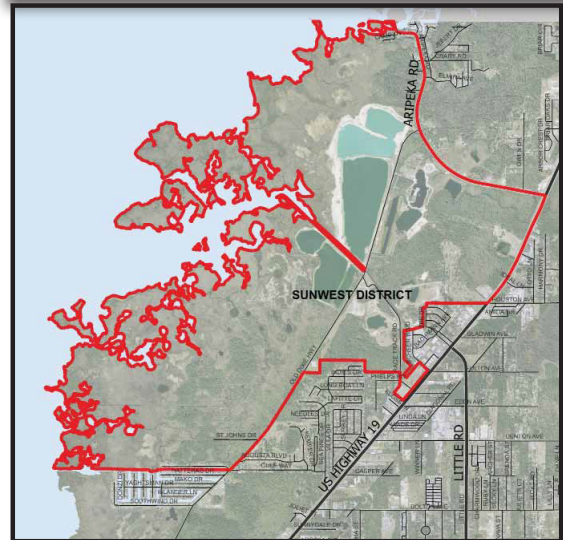
- Implement the proposed vision for Sunwest Harbortowne and include a broad range of uses such as residential, retail, office, hotel, golf course, and boat slips.
- Identify locations outside the Sunwest Harbortowne site that can accommodate retail, hotels, restaurants, and other uses that support tourism and other activities at the proposed development.
- Design and develop the Sunwest Park to provide water-based recreational options that increase public access and enjoyment of the coast.
- Coordinate with PCPT to provide transit services to the proposed developments within the district. Identify required funding, prioritize actions, and develop a timeframe for provision of trails on Aripeka Road and Old Dixie Highway.
- Develop architectural and urban design guidelines that help retain, enhance, and market the area's coastal characteristics.
- Coordinate with SWFWMD, County Environmental Land Division, and Tourism



Existing Characteristics

Land Area: 3,511 Acres | 6.6% of the West Market Area
 Population: 2,215 | 1.0% of the West Market Area

The Sunwest District is located south of Aripeka Rd and north of Hudson community, between the Gulf Coast and U.S. 19. More than half of the Sunwest District consists of coastal and conservation lands. Most of these are environmentally sensitive lands owned and managed by the Southwest Florida Water Management District (SWF-WMD). The District also includes the Belcher Mines Park; a County Park which provides public access to the coast. There are 13 fresh water lakes of varying sizes located on the Sunwest property created as a result of previous limestone mining operations. The rest of the district mostly comprises undeveloped vacant land. Medium density residential (RES-6 Future Land Use) is the dominant use within this district with some commercial use along U.S. 19. There is a proposal for a mixed use development - Sunwest Harbourtowne on the previously mentioned Sunwest mining site. The area immediately south of Sunwest Harbourtowne is being planned as a new County Park (Sunwest Park).



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: _____