

# THE HARBORS West Market Redevelopment/Infill Plan

## IMPLEMENTATION PRIORITIES



### STRATEGIES, IMPLEMENTATION PRIORITIES



Plan Elements	Timeline (Years)	Implementation Priorities: (A,B & C)	CRITICAL IMPORTANT NEEDED					Consensus	Responsible Agency	Required Collaboration	Resources/Funding Needed	
			A	B	C	A	B					C
			Comm. Schrader	Comm. Mulieri	Comm. Starkey	Comm. Wilson	Comm. Mariano					
<b>A. ECONOMIC DEVELOPMENT</b>												
<b>Economic Sector Diversity</b>	E1	Develop strategies to attract targeted industries/businesses that help 1.) diversify the economic base and 2.) create well paying quality jobs for residents.	A	A	A	A	A	A	Pasco Economic Development Council (PEDC)	PC Planning and Development (PDD) and West Pasco Chamber of Commerce, Agency for Workforce Innovation (AWI)		
	E2	Develop and implement programs that 1.) encourage the growth and success of primary and target businesses, 2.) effectively communicate available opportunities to businesses, and 3.) help enhance the pro-business image of the West Market Area	A	A	A	A	A	A	PEDC	PDD, West Pasco Chamber of Commerce, Small Business Administration (SBA) or Small Business Development Centers (SBDC)		
	E3	Support and enhance PEDC's marketing and attraction efforts for the West Market Area. Identify strategies to enhance the West Market Area's brand image - 'the Harbors' and to capitalize this image for attracting new business investments and tourism.	B	A	B	B	A	B+		PDD, and West Pasco Chamber of Commerce, PC Tourism		
	E4	Coordinate with the Pasco Economic Development Council and the cities of New Port Richey (NPR) and Port Richey (PR) in redevelopment efforts with a primary focus on job creation especially along the major corridors.	B	A	A	B	B	B+	PDD	PEDC, Developers, West Pasco Chamber of Commerce, TBRPC, PC Tourism, NPR and PR	Local Comprehensive Plans, PC Land Development Code, Community Redevelopment Agencies (CRA) plans/proposals	
	E5	Work with PEDC and developers to facilitate an adequate supply of office and industrial building sites.	B	A	A	A	A	A-	PEDC	PDD, Developers, West Pasco Chamber of Commerce, NPR and PR	Local Comprehensive Plans, PC Land Development Code, CRA plans/proposals	
	E6	Establish a program of strategies and incentives to preserve, enhance, and expand the tourism industry. Identify and strengthen existing as well as potential tourism opportunities that best enhance the Area's brand identity as a marine paradise, boaters' destination and a marine life nature preserve.	A	A	A	A	A	A	PC Tourism Development	PDD, PEDC, West Pasco Chamber of Commerce, PC Parks and Recreation	Parks Master Plan	
	E7	Promote tourism-related industries or businesses that can provide jobs focused on environmental resources.	A	A	A	A	A	A	PC Tourism Development	PDD	Tourist Development Tax Fund	
	E8	Promote green industries and green jobs through training, grant programs and targeted incentives.	C	C	C	C	A	C+	PDD	PHWB, PEDC, West Pasco Chamber of Commerce, PC Cooperative Extension	US Department of Labor Green Jobs Innovation Fund	
<b>Retention and Expansion of Existing Business</b>	E9	Collaborate with the PEDC, Pasco-Hernando Workforce Board, Pasco County Career Academies, Cooperative Extension, members of the Pasco Enterprise Network, and private industries to expand vocational training programs to meet the needs of current and future employers.	A	A	A	A	A	A	PDD	PHWB, PEDC, PHCC, PC Human Services, PC Cooperative Extension, Career Academies, and private industries		
	E10	Develop outreach programs that help identify the concerns and financial challenges faced by small businesses and entrepreneurs.	B	A	B	B	A	B+	PDD	PEDC and West Pasco Chamber of Commerce		
	E11	Assess needs and provide assistance (marketing, financing, business continuity planning, etc.) for retention and expansion of existing small businesses. Develop strategies to prioritize the retention and expansion of existing target employers.	A	A	A	A	A	A	PEDC	PDD and West Pasco Chamber of Commerce, SBA/SBDC	Business Surveys, PEDC - Micro Loan Program	
	E12	Incorporate various economic development programs such as the Enterprise Zone and other grant/technical assistance resources to provide incentives for future development.	A	A	A	A	A	A	PDD	PEDC, Enterprise Florida, OTTED, TBRPC	HUD fund and other state grants	

Plan Elements	Timeline (Years)	Implementation Priorities: (A,B & C)					CRITICAL IMPORTANT NEEDED		Consensus	Responsible Agency	Required Collaboration	Resources/Funding Needed		
		0 - 5	5 - 10	10 +	Comm. Schrader	Comm. Mulieri	Comm. Starkey	Comm. Wilson					Comm. Mariano	
							A	B					C	
<b>Redevelopment Opportunities</b>	E13	Provide economic incentives (e.g. job creation incentives) to encourage new business development.				A	A	A	A	A	A	PDD	PEDC	Brownfield grants, impact fees
	E14	Identify and employ marketing and communication strategies to advertise the existence of incentive programs.				C	B	C	B	C	C+	PEDC	PDD and West Pasco Chamber of Commerce	Brownfield grants, impact fees
	E15	Actively seek grants and other funding opportunities that support community and economic development goals.				A	A	A	A	A	A	PDD	PC Community Development, TBRPC, PEDC	
	E16	Collaborate with public and private sector groups to provide incubators or accelerator spaces.				A	A	A	A	A	A	PDD	PHWB, PEDC, West Pasco Chamber of Commerce, SBA/SBDC	
	E17	Collaborate with public and private sector interest groups to develop training, business assistance, and mentoring programs for start-up businesses and local entrepreneurs.				A	A	B	B	B	B+	PDD	PHWB, PEDC, PC Cooperative Extension	
	E18	In coordination with Pasco-Hernando Workforce Board and Pasco County Libraries expand existing employment counseling and career searching services.				B	B	A	A	A	A-	PDD	PHWB and PC Libraries	
	E19	Conduct a real estate market analysis to identify retail surplus, and short-term and long-term commercial and mixed-use potential within the West Market Area.				B	B	B	B	B	B	PDD	PEDC, Private Consultants	
	E20	Develop strategies to redevelop underutilized commercial, industrial and brownfield sites, and formulate incentives to encourage their reuse.				A	A	A	A	A	A	PDD	NPR, PR, CRAs, DEP and PEDC	Brownfield grants
	E21	Identify strategies and tools (including incentives) to reduce costs of redevelopment.				A	A	A	A	A	A	PDD	CRAs	
	E22	Prevent occurrence of slum and blight by reviewing and updating code enforcement policies and the County's Demolition of Slum or Blighted Structures Ordinance.				B	B	B	B	B	B	PC Zoning and Site Development	PDD, PC Community Development and Building Inspections	US Department of Justice Fund
	E23	Cooperate with financial institutions to reutilize foreclosed and abandoned properties.				B	B	B	B	B	B	PC Community Development	PC Building Inspections, CAO, PC Health Department	
	E24	Collaborate with the City of New Port Richey to help create a Small Area Plan for the redevelopment of the HCA/Community hospital Area.				A	A	A	A	A	A	PDD	NPR, NPR CRA, PEDC, HCA, neighboring businesses and property owners.	Small Area Plan, Strategic Redevelopment Action Plan (NPR CRA)
	E25	Conduct a "Vulnerability to Change" study to identify unused/underutilized properties that have a high potential for redevelopment.				B	A	A	A	A	A-	PDD	PEDC, PC GIS Department, Property Appraiser	GIS data and maps, Property Appraiser's parcel information
	E26	Match business relocation/other economic development initiatives with the West Market Area's redevelopment efforts specifically focusing on identified focal points, nodes, and strategic locations within the West Market Area.				B	B	B	B	B	B	PDD	PEDC	List of identified nodes or strategic locations within the West Market Area
	E27	Develop criteria for identification and sale or lease of surplus and non-environmentally sensitive public lands.				C	C	C	C	A	C+	PDD	PC Parks and Recreation, ELAMP	

Plan Elements	Timeline (Years)	Implementation Priorities: (A,B & C)	CRITICAL IMPORTANT NEEDED					Consensus	Responsible Agency	Required Collaboration	Resources/Funding Needed										
			0 - 5	5 - 10	10 +	A	B					C									
			Comm. Schrader	Comm. Mulieri	Comm. Starkey	Comm. Wilson	Comm. Mariano														
<b>B. COMMUNITY INFRASTRUCTURE AND PLANNING</b>																					
<b>Homelessness</b>	C1	Work with the County's Community Development Division and nonprofit agencies to implement "The 10-Year Plan to End Homelessness in Pasco County".																			
	C2	Utilize existing Homelessness Awareness Programs to educate the local community about homelessness and to encourage action.																			
	C3	Coordinate with the School Board on Student in Transition (SIT) Program to prevent and reduce homelessness.																			
	C4	Identify homeless service gaps such as rent subsidies, job training, and prevention resources, and work with relevant organizations to address these gaps.																			
<b>Crime and Safety</b>	C5	Help increase awareness about crime and drug prevention programs such as the Florida Department of Education's Safe and Drug-Free Schools Program and the School Resource Officers Program.																			
	C6	Coordinate services, identify and prioritize target areas and apply Crime Prevention through Environmental Design (CPTED) Strategies to improve community safety.																			
	C7	Coordinate with the Sheriff's Office and neighborhoods to enhance and expand Neighborhood Crime Watches and the Security Patrol Programs.																			
<b>Neighborhood Revitalization</b>	C8	Continue to focus planning efforts, Capital Improvement Plan (CIP) and funding towards Community Development Target Neighborhoods to arrest blight and encourage redevelopment.																			
	C9	Enhance the Minimum Maintenance Ordinance, educate the public about the ordinance, and strengthen code enforcement to ensure adequate and regular care and maintenance of all properties located within the West Market Area.																			
	C10	Develop strategies to increase interaction between local government, home owner associations and/community based organizations. Encourage active participation in redevelopment decisions through creation of neighborhood councils.																			
	C11	In collaboration with the cities of New Port Richey and Port Richey identify resources and funding required to establish and/reinstitute Neighborhood Planning Programs that foster area-level planning, community building and crime prevention.																			

Plan Elements	Timeline (Years)	Implementation Priorities: (A,B & C)					CRITICAL IMPORTANT NEEDED	Consensus	Responsible Agency	Required Collaboration	Resources/Funding Needed				
		0 - 5	5 - 10	10 +	Comm. Schrader	Comm. Mulieri						Comm. Starkey	Comm. Wilson	Comm. Mariano	
												A	B	C	
<b>C12</b>	Develop a Rental Inspection Program to ensure that the rental housing stock meets minimum housing standards. Implement the program in the West Market Area as a pilot study prior to countywide application.						A	B	A	B	B	B+	PC Community Development	PDD, Code Enforcement	Inventory of rental units
<b>C13</b>	Evaluate the Demolition of Slum or Blighted Structures Ordinance (Code of Ordinance Chapter 79) and streamline underlying actions and procedures for effective implementation.						B	C	B	C	B	B-	PC Community Development	PDD, PC Building Inspections, Code Enforcement	PC Demolition of Slum or Blighted Structures Ordinance
<b>C14</b>	Develop a combined funding mechanism that includes federal, state and local grants such as NSP, CDBG and Brownfield grants that can be used for demolishing abandoned or blighted structures.						B	B	B	B	B	B	PC Community Development	PDD, PC Building Inspections, Code Enforcement	
<b>C15</b>	In partnership with Area residents and community based organizations develop and implement effective code enforcement strategies for target areas. Strategies could include neighborhood cleanup programs and outreach campaigns.						A	A	A	A	A	A	PC Community Development	PDD, PC Building Inspections, Code Enforcement	
<b>C16</b>	Streamline existing permitting processes and provide incentives to encourage home improvements.						A	A	B	B	A	A-	PDD	PC Community Development, Zoning and Site Development, Building Inspections	PC Land Development Code, Building Code, building permitting procedures
<b>C17</b>	Evaluate the Land Development Code Section 1104: Flood Damage Prevention and identify strategies that will help reduce potential obstacles to redevelopment.						B	A	B	B	A	B+	PDD	PC Community Development, Zoning and Site Development, Building Inspections	PC Land Development Code
<b>C18</b>	Collaborate with public and private agencies, and non-profit organizations to provide quality affordable housing.						B	A	B	C	B	B	PC Community Development	Pasco County Housing Authority, PDD, Habitat for Humanity	NSP, Pasco Opportunity Program (POP) West Pasco Habitat and Workforce Housing Venture, Department of Community Affairs Grant Fund, HUD Fund, Affordable Housing Fund
<b>C19</b>	Develop strategies to identify and address community services needs such as health care services, home-care and senior care services, after school programs, and daycare services.						B	B	B	B	B	B	PC Community Development	PC Human Services, School Board, Volunteer Way, Faith Based Organizations, Salvation Army	
<b>C20</b>	Identify additional funding sources to support library services and develop effective marketing strategies to encourage public participation in library fund-raising programs.						C	B	C	C	A	C+	PC Libraries	PDD, HOAs, PC Cooperative Extension, Schools, OMB	Friends of the Library
<b>C21</b>	Work with the Libraries to update their Long Range Strategic Plan and help develop strategies for collocation of libraries, parks and community centers.						B	B	B	B	A	B+	PDD	PC Libraries, Parks and Recreation and HOAs	Library Services Fund, Library Cooperative Grant Fund
<b>C22</b>	Coordinate with schools to develop shared-use programs for school facilities that will help open up existing facilities for community use during after-school hours.						B	A	B	B	A	B+	PDD	PC School Board, CRAs, YMCA and local sports leagues	Inventory of potential facilities for joint-use, joint-use agreements
<b>C23</b>	Coordinate with residents, home owner associations and community based organizations to identify appropriate locations for community centers and develop strategies to maintain them.						A	A	A	A	B	A-	PC Parks and Recreation	PDD, CONA, PACA and other HOAs	

**Housing and Other Community Services**



Plan Elements	Timeline (Years) 0 - 5 5 - 10 10 +	Implementation Priorities: (A,B & C)					CRITICAL IMPORTANT NEEDED		Responsible Agency	Required Collaboration	Resources/Funding Needed	
		Comm. Schrader	Comm. Mulieri	Comm. Starkey	Comm. Wilson	Comm. Mariano	A	B				C
							Consensus					
<b>C35</b> Encourage sustainable stormwater management strategies such as rainwater harvesting, green roof, bio-swale, and pervious pavement in both residential and non-residential developments.		B	B	B	B	B	B	B	PC Stormwater Management	PDD		
<b>C36</b> Identify site planning, building design and economic development strategies that will mitigate the impact of disasters and/increase the capacity for a successful post-disaster recovery.		A	A	A	A	A	A	A	PC Emergency Management	PC PDD Long Range Planning and Zoning and Site Development, Building Construction, Stormwater Management, Community Development, PEDC, Hazard Mitigation Committee		
<b>C37</b> Analyze relevant local codes, ordinances, and procedures to assess their capacity for effectively addressing concerns related to post-disaster recovery and redevelopment. Concerns could include: creating post-disaster permitting procedures, establishing build-back policies, and ensuring disaster-resilient redevelopment.		B	B	B	B	A	B+	B+	PC Building Construction	PC PDD, Emergency Management, Stormwater Management	Building Code, Land Development Code and Floodplain Management Regulations	
<b>C38</b> Analyze the Land Development Code and assess the possibility of allowing Katrina Cottages and other flood-resistant, affordable housing options within flood-prone areas.		C	C	C	C	C	C	C	PDD	PC Emergency Management, Building Construction	Land Development Code, Building Code	
<b>C39</b> Review the Land Development Code and the Comprehensive Plan to identify opportunities for hazard mitigation.		B	B	B	B	B	B	B	PDD	PC PDD Zoning and Site Development, Emergency Management, Stormwater Management, Environmental Lands Management and Acquisition Program (ELAMP), Hazard Mitigation Committee	Land Development Code, Comprehensive Plan, Hazard Mitigation Grant Program (HMGP) Grants	
<b>C40</b> Evaluate the feasibility of using Transfer of Development Rights (TDR) and other development strategies to redirect growth away from environmentally sensitive areas, areas with repeated flooding, and locations with critical disaster risks.		C	C	C	C	C	C	C	PDD	PC Emergency Management		
<b>C41</b> Identify redevelopment strategies and alternate land uses for coastal high-hazard areas and areas experiencing repeated flooding.		A	B	B	B	A	B+	B+	PDD	PC Emergency Management, Stormwater Management	Land Development Code, Comprehensive Plan	
<b>C42</b> Develop public outreach programs that increase awareness about hazard risks, vulnerability, and available help for disaster preparedness and post-disaster recovery.		B	B	B	B	B	B	B	PDD	PC Emergency Management		
<b>C43</b> Develop an effective public education program to inform residents about the importance of drainage easements, self-maintenance of existing stormwater systems (such as drainage ditches, swales, and culverts) and sustainable stormwater practices to reduce/prevent flooding.		A	B	B	B	A	B+	B+	PC Stormwater Management	PC Emergency Management		

Plan Elements	Timeline (Years)	Implementation Priorities: (A,B & C)					CRITICAL IMPORTANT NEEDED	A B C	Consensus	Responsible Agency	Required Collaboration	Resources/Funding Needed			
		0 - 5	5 - 10	10 +	Comm. Schrader	Comm. Mulieri							Comm. Starkey	Comm. Wilson	Comm. Mariano
<b>C. ENVIRONMENT / OPEN SPACE</b>															
<b>Parks and Open Space</b>	O1	Incorporate within the Parks Master Plan strategies to improve connectivity between the coast, parks/preserves, other open space systems (bike paths, trails, riverwalks), neighborhoods and tourist destinations.	A	A	A	B	A	A-	PC Parks and Recreation	PDD, MPO, PC Tourism, NPR, PR, private consultants	PC Parks and Recreation budget, PDD				
	O2	Conduct a qualitative and quantitative assessment of the demand for parks based on demographics, income levels, etc.	B	B	B	B	B	B	PC Parks and Recreation	PDD, HOAs or neighborhood associations, local businesses, and developers,	Citizen surveys, public workshops, GIS analysis, impact fees, grants				
	O3	In neighborhoods that currently lack any kind of recreational spaces, identify potential sites that could serve as parks/open spaces.	A	A	A	A	A	A	PC Parks and Recreation	PDD, HOAs and developers	Impact fees, grants, developers, neighborhood organizations				
	O4	Collaborate with public and private agencies, and HOAs to identify strategies or funding sources that support construction, operation and maintenance of parks. Strategies could include planning special fundraising events, recreation programming, creating volunteer/samaritan groups, developing school programs that encourage parks cleanup, etc.	A	A	A	A	A	A	PC Parks and Recreation	PDD, Parks and Recreation Advisory Committee, Friends of the Park, HOAs, PC School Board, PHCC and developers	Impact fees, grants, developers, neighborhood organizations				
	O5	Work with schools, residents and local businesses to plan and implement programs and activities that can enhance park usage.	B	B	A	B	B	B+	PC Parks and Recreation	PDD, PC School Board, Health Department, HOAs, community clubs, rotary clubs, Main Street organizations	Case studies on ways to activate unused/underutilized parks, education grants, CDC grants				
	O6	Coordinate the siting of parks with location of park-supportive uses (such as shops, libraries, restaurants, schools, day care, etc) in order to enhance the park experience, ensure adequate park usage and optimization of resources.	A	A	A	A	A	A	PC Parks and Recreation	PDD and PC School Board					
	O7	Analyze signage visibility and road conditions at park entrances to improve access to parks. Advertize and provide clear directions to parks on all major roads close to the park entrances.	A	A	A	B	A	A-	PC Parks and Recreation						
	O8	Collaborate with the City of Port Richey to help identify strategies, partnerships and funding required to redevelop and enhance the Port Richey Waterfront Park and its surrounding areas.	B	C	A	A	B	B+	PC Parks and Recreation	PDD, PR, park users and private consultants					
	O9	Complete construction of the proposed Sunwest County Park.	B	B	C	A	A	B+	PC Parks and Recreation	PC Parks and Recreation, Facilities Mgmt.	Penny for Pasco, Florida Boating Improvement Fund				
<b>Community Gardens</b>	O10	Encourage agriculture and food production at the local or neighborhood scale. Help develop partnerships to establish and maintain community gardens, Community Supported Agriculture (CSA), and farmers' markets.	A	B	A	C	B	B+	PDD	PC Parks and Recreation, HOAs, local grocery stores, restaurants, Food Banks, Soup Kitchens, Meals on Wheels	USDA grants and loans, Farmers Market Coalition grants, National Gardening Association Grants, Food COOPs				
	O11	Evaluate the Comprehensive Plan and Land Development Code to incorporate policies, standards and regulations pertaining to urban agriculture.	B	B	B	B	B	B	PDD	PC Zoning and Site Development					
	O12	Work with schools and local farmers to promote and implement Florida "Farm to School" Program which incorporates locally grown produce into school meals.	C	C	C	C	C	C	PC School Board	PDD, HOAs and neighborhood groups	School Grants for Healthy Kids, FL Farm Bureau's AG in Classroom Program				
	O13	Evaluate the possibility of purchasing and re-utilizing vacant, abandoned/foreclosed properties as community gardens.	C	B	B	C	C	C+	PC Parks and Recreation	PDD, PC Community Development and Building Inspections					

Plan Elements	Timeline (Years)	Implementation Priorities: (A,B & C)					CRITICAL IMPORTANT NEEDED		Consensus	Responsible Agency	Required Collaboration	Resources/Funding Needed			
		0 - 5	5 - 10	10 +	Comm. Schrader	Comm. Mulieri	Comm. Starkey	Comm. Wilson					Comm. Mariano		
							A	B					C		
<b>Trails, Riverwalks and Blueways</b>	O14	Develop and maintain multi-use trails connecting neighborhoods to desired destinations such as parks, libraries, the coast, goods and services, and employment centers.				A	A	A	B	A	A	PC MPO	PC Parks and Recreation, PDD, Tourism, and Greenways, Trails & Blueways Advisory Committee		
	O15	Coordinate with Pasco County Parks and Recreation, MPO, and Tourism staff to identify, evaluate, and prioritize future bike paths, trails, and river walks within the West Market Area.				A	A	A	B	A	A-	PC Parks and Recreation	PDD, MPO, PC Tourism, NPR, PR, SWFWMD, the Greenways, Trails, and Blueways Advisory Committee, and the Bicycle/Pedestrian Advisory Committee (BPAC)		
	O16	Fund and construct the connection from Anclote/Baillies Bluff Trail to Pinellas County Trail.				B	A	A	B	A	A-	PC Parks and Recreation	PDD, MPO, PC Tourism	Tourism funds, Federal/State grants, Penny for Pasco	
	O17	Coordinate with the cities of New Port Richey and Port Richey to determine the feasibility of providing riverwalks and blueway connections to the Pithlachascotee River. Develop steps and timeframe for implementation.				B	A	B	A	B	B+	PC Parks and Recreation	PDD, MPO, PC Tourism, CRAs	Urban design schemes, New Port Richey's Strategic Redevelopment Action Plan and other relevant CRA plans	
	O18	Develop a 'Rails to Trails' program and coordinate with railroad companies to identify opportunities for redeveloping old abandoned railroad lines into trails and park amenities.				C	A	A	C	C	B-	PC MPO	PDD, PC Parks and Recreation, NPR and PR, CSX and other railroad companies		
	<b>Environmental Resources and Tourism</b>	O19	Continue to protect and preserve environmentally sensitive areas, natural habitats and wildlife corridors.				A	A	A	B	A	A-	PC Environmental Land Acquisition and Management Program (ELAMP)	PDD, SWFWMD and TBW	
		O20	Evaluate feasibility and funding opportunities to improve public access to the coast including but not limited to Werner Boyce State Park, Marine Parkway, Robert K. Rees Memorial Park, and S.R. 52 extension.				B	A	B	B	A	B+	PC Parks and Recreation	PDD, MPO, PC Tourism, Tourism Development Council (TDC) and relevant state agencies	
		O21	Coordinate with the County's Parks and Recreation department and Florida Department of Environmental Protection to promote eco-tourism opportunities including hiking, camping, kayaking, snorkeling, diving, and fishing in all state and county parks in the West Market Area.				A	A	A	A	A	A	PC Tourism Development	PC Parks and Recreation, PDD, Florida Department of Environmental Protection, TDC, and the State of Florida	
O22		Coordinate with the State to identify potential waterway connections such as watertaxi and ferry services to the Anclote Key Preserve State Park.				B	B	B	B	B	B	PC Tourism Development	PDD, PC Parks and Recreation, State of Florida, local ferry and taxi operators		
O23		Work with Pasco County EDC, Main Street organizations, School Board, Area residents, and businesses to hold community fairs, and special events that promote tourism and improve the investment image of neighborhoods.				B	B	B	B	B	B	PC Tourism Development	PC Parks and Recreation, TDC, PDD, PEDC, West Pasco Chamber of Commerce, PC School Board and Main Street organizations.		
O24		Work with the County Parks and Recreation department, the cities of New Port Richey and Port Richey and other relevant agencies to help improve and enhance the existing parks (e.g. Port Richey Waterfront Park, Pithlachascotee River Park, etc.) and their surrounding areas.				B	B	B	B	B	B	PC Parks and Recreation	PC Tourism, Cities of New Port Richey and Port Richey, CRAs, Main Street organizations and relevant private agencies		
O25	Seek opportunities to increase the attractiveness of the West Market Area to tourists by enhancing existing downtown, historic, and cultural districts.				B	A	A	A	B	A-	PDD	PC Tourism, Cities of New Port Richey and Port Richey, CRAs, Main Street organizations, Pasco County Historic Preservation Society, Inc.	Community Redevelopment Agencies (CRA) plans/proposals		
O26	Create recreational facilities in identified community centers and along the existing and planned trails to serve the recreational needs of the residents. Provide recreation and entertainment opportunities for all ages.				A	A	A	A	A	A	PC Parks and Recreation	PDD, MPO, HOAs, PACA and CONA			

Plan Elements	Timeline (Years)	Implementation Priorities: (A,B & C)					Consensus	Responsible Agency	Required Collaboration	Resources/Funding Needed
		CRITICAL IMPORTANT NEEDED								
		0 - 5	5 - 10	10 +	Comm. Schrader	Comm. Mulieri				
O27	Create safe scenic routes that lead to and skirt along the Gulf Coast.							PDD	MPO and PC Parks and Recreation	
O28	Evaluate the feasibility and potential location for a lighthouse in the coastal area as a tourist attraction and area landmark.							PDD	PC Tourism Development and Parks and Recreation	

Plan Elements	Timeline (Years)	Implementation Priorities: (A,B & C)					CRITICAL IMPORTANT NEEDED	A B C	Consensus	Responsible Agency	Required Collaboration	Resources/Funding Needed			
		0 - 5	5 - 10	10 +	Comm. Schrader	Comm. Mulieri							Comm. Starkey	Comm. Wilson	Comm. Mariano
<b>D. TRANSPORTATION</b>															
<b>Mobility</b>	T1	Coordinate with Florida Department of Transportation (FDOT) to complete the Long Range Transportation Plan (LRTP) update, re-evaluate need/feasibility for U.S. 19 interchanges, address multi-modal connectivity on U.S. 19 (and parallel roadways) and identify alternative facilities to U.S. 19. (LRTP update is due December 2014)								A	MPO	PCPT, PC PDD and FDOT	MPO PL, Federal Transit Administration (FTA) 5303, Mobility Fee, Transportation Improvement Funds (TIF), state and federal funds, U.S. 19 Concurrency Fund		
	T2	Implement policies, strategies, and improvements identified within the LRTP.								A	MPO	PCPT and FDOT	Mobility Fee, TIF, State gas tax, Federal funds, U.S. 19 Concurrency Fund		
	T3	Conduct a feasibility study on roundabout applications and identify key intersections along the U.S. 19 corridor for further study.								C	MPO	PDD			
	T4	Continue the implementation of the MPO's Congestion Management Plan (CMP) to collect, evaluate, and manage CMP-type projects related to safety and congestion concerns. Projects include: sidewalks; trails/pathways; intersections; street maintenance; street lighting; and traffic signal efficiencies.								A	MPO	PCPT, PC Traffic Operations and FDOT			
	T5	Develop a Transportation Demand Management (TDM) Plan to reduce single-occupancy vehicle travel demand.								B	MPO	PDD and FDOT			
	T6	Evaluate alternative routes, toll facilities and/or premium transit to relieve congestion, provide modal alternatives, and feasible funding plans for transportation investment.								A	MPO	PDD and FDOT			
	T7	Evaluate the conversion of the U.S. 19 corridor, or segments thereof, into a multi-way boulevard to improve mobility, provide community focus, provide access to attractions/destinations and support overall corridor redevelopment plans.								A	MPO	PDD, PCPT, NPR, PR and FDOT			
	T8	Identify feasible and effective alternative, parallel routes to U.S. 19 to establish a more effective roadway grid system.								B	MPO	PDD			
	T9	Create design guidelines that assist in the implementation of the "Complete Streets" concept.								B	MPO	PDD			
<b>Pedestrian Safety</b>	T10	Coordinate with FDOT on future transportation improvements on U.S. 19 including beautification/landscaping, multi-modal applications, and improving safety.								A	MPO	PDD and FDOT			
	T11	Establish Level of Service (LOS) standards for pedestrian and bicycle facilities to assist in determining improvement priorities.								A	MPO	PDD			
	T12	Coordinate with the Pasco County Bicycle/Pedestrian Advisory Committee (BPAC) and identify critical concerns relevant to the West Market Area. Some of the implementation tasks could include - identifying key pedestrian traffic generating areas, developing strategies for improving the sidewalks and prioritizing improvements based on accessibility needs.								B	MPO	PDD			
	T13	Implement improvements to the sidewalk systems near key pedestrian traffic generating areas, and prioritize implementation tasks based on accessibility factors.								A	MPO	PDD			

Plan Elements	Timeline (Years)	Implementation Priorities: (A,B & C)					CRITICAL IMPORTANT NEEDED	A B C	Consensus	Responsible Agency	Required Collaboration	Resources/Funding Needed						
		0 - 5	5 - 10	10 +	Comm. Schrader	Comm. Mulieri							Comm. Starkey	Comm. Wilson	Comm. Mariano			
Transit	T14	Improve pedestrian circulation and safety along the major roadways employing a combination of strategies/elements such as access management, sidewalks, landscaped medians, street lighting, countdown pedestrian signals, and traffic calming mechanisms.								A	A	A	A	A	A	PDD	PDD	
	T15	Evaluate the possibility of reducing crosswalk lengths at signalized intersections on U.S. 19. Employ strategies such as refuge islands wherever feasible and appropriate.								B	B	B	C	B	B-	MPO	PDD	
	T16	Evaluate the need for grade-separated pedestrian/bicycle crossings for safe access across U.S. 19.								B	B	B	B	B	B	MPO	PDD and FDOT	
	T17	Develop alternative intersection configurations which maximize pedestrian comfort and safety.								B	B	B	B	B	B	MPO	PDD	
	T18	Implement the Pedestrian Safety Action Plan (2012).								A	A	A	A	A	A	MPO	PDD	
	T19	Create pedestrian shed maps and seek input from residents and employees on route preferences, travel convenience, and preferred transit stop locations.								B	B	B	B	B	B	MPO	PDD	
	T20	In coordination with the Pasco County BPAC, develop public education and outreach programs that increase awareness about pedestrian safety and driver behavior.								B	B	B	B	B	B	MPO	BPAC, PDD	
	T21	Work with MPO, Community Development Division, and other departments to enhance the existing Public Participation Plan that provides outreach to underserved groups (minority, low income, or mobility challenged).								B	B	B	B	B	B	MPO	PDD and PC Community Development	
	T22	Update the 10-year Transit Development Plan (TDP) that focuses on future transit routes, stops, shelter locations, transfer points and regional connections to other transit systems. (Due in 2013).								A	A	A	A	A	A	Pasco County Public Transportation (PCPT)	MPO and PDD	FTA funds, FDOT funds, Mobility Fee
	T23	Develop a marketing strategy to increase transit ridership and identify funding streams that can support the transit system.								A	A	A	A	A	A	PCPT	MPO	FTA funds, FDOT funds, Mobility Fee
	T24	Plan bus routes and hours of operation in coordination with County Libraries, and the Parks and Recreation Department to provide adequate service to residents that take the buses to community facilities.								B	A	B	A	A	A-	PCPT	PDD, PC Libraries, Parks and Recreation and HOAs	FTA funds, FDOT funds, Mobility Fee
	T25	Continue to work with adjacent County transit systems, including Hernando (The Bus), Pinellas Suncoast Transit Authority (PSTA), the Hillsborough Area Regional Transit Authority (HART), and TBARTA to provide Area residents with increased access to local and regional destinations.								A	A	A	A	A	A	PCPT	MPO	FTA funds, FDOT funds, Mobility Fee
	T26	Maintain and enhance local bus service on U.S. 19 to deal with critical concerns such as reducing operating headways.								A	A	A	A	A	A	PCPT		FTA funds, FDOT funds, Mobility Fee
	T27	Identify funding opportunities for public transit improvements such as the expansion of bus services, extended hours, frequent services and provision of additional bus routes and stops.								B	A	A	B	A	A-	PCPT	MPO	FTA funds, FDOT funds, Mobility Fee
	T28	Identify potential sites that could serve as transfer stations, and Park & Ride facilities, and also determine funding sources and timelines for construction.								B	B	B	B	B	B	MPO	PDD and PCPT	Mobility Fee, TIF, State gas tax, Federal funds, U.S. 19 Concurrency Fund, Browfield grants
T29	Identify Transit Oriented Development corridors and nodes within the West Market Area and determine the types of public transit it could support.								B	B	B	B	B	B	MPO	PDD and PCPT		

Plan Elements	Timeline (Years)	Implementation Priorities: (A,B & C)					CRITICAL IMPORTANT NEEDED	A B C	Consensus	Responsible Agency	Required Collaboration	Resources/Funding Needed			
		0 - 5	5 - 10	10 +	Comm. Schrader	Comm. Mulieri							Comm. Starkey	Comm. Wilson	Comm. Mariano
<b>E. URBAN DESIGN</b>															
<b>Corridor Restructuring</b>	U1	Identify land use strategies that help reorganize retail along all major corridors into activity nodes or focal points.	A	A	A	A	A	A	A	PDD	MPO and FDOT	United States Environmental Protection Agency's (EPA) - A Practical Guide to Restructuring the Commercial Strip; ULI's Ten Principles for Rebuilding Neighborhood Retail.			
	U2	Evaluate existing and future land use patterns to allow an appropriate mix of complementary uses within the identified nodes or focal points.	B	B	B	B	A	B+	B+	PDD		Maps and/inventory of existing and future land uses			
	U3	Plan a hierarchy of retail centers (e.g., city center, town center, neighborhood center, etc.) along major corridors and assess their viability using an economic and market analysis.	A	B	A	B	A	A-	A-	PDD	Private consultant	United States Environmental Protection Agency's (EPA) - A Practical Guide to Restructuring the Commercial Strip.			
	U4	Reuse abandoned, unused and/underutilized parcels located within or close to these nodes as per the needs or concept of the identified nodes.	B	B	B	A	A	B+	B+	PDD	PC Community Development, Property Appraiser	Inventory of abandoned, underutilized or unused sites			
	U5	Create an inventory of existing retail strip centers along U.S. 19. Develop a rating system to understand their current conditions e.g., vacancy, level of maintenance, condition of the structure, age, etc.	A	A	A	A	A	A	A	PDD	West Pasco Board of Realtors, PC Real Estate, Code Enforcement and Building Inspections	Windshield surveys, foreclosure data, GIS maps			
	U6	Identify strip commercial centers along major corridors that are experiencing disinvestment. Identify redevelopment strategies and land use alternatives for these corridor segments that will help restore value.	B	B	B	B	B	B	B	PDD	West Pasco Board of Realtors, PC Real Estate, Code Enforcement and Building Inspections	Windshield surveys, foreclosure data, GIS maps			
	U7	Identify areas within the corridor which are non-pedestrian oriented uses but are stable and prospering. Develop strategies to extend their market draw and plan complementary uses on nearby properties.	B	A	A	A	A	A-	A-	PDD	Local business owners	Windshield surveys, foreclosure data, GIS maps			
	U8	Evaluate the possibility of reusing vacant, underperforming, or abandoned retail strip centers into quality affordable workforce housing. Plan the surrounding areas with a mix of uses that complement housing.	B	A	B	B	B	B+	B+	PDD	PC Community Development, Pasco County Housing Authority, Property Appraiser				
	U9	Collaborate with property owners to encourage the consolidation of smaller parcels of land into parcels of adequate size to accommodate new mixed-use development. Identify strategies and funding for land assembly.	A	A	A	A	A	A	A	PDD	Property owners				
	U10	Identify green building strategies and sustainable practices that can be incorporated into redevelopment projects and provide incentives that help ensure their implementation.	B	B	B	B	B	B	B	PDD	U.S. Green Building Council (USGBC) Local and/Regional Chapter, Tampa Bay American Institute of Architects (AIA), Congress for New Urbanism (CNU) Tampa Bay Chapter, American Planning Association (APA) Suncoast Chapter	Leadership in Energy and Environmental Design (LEED) for Neighborhood Development (LEED ND) and LEED Building Design and Construction (BD+C) strategies			
	U11	Develop land use and design strategies that encourage diversity (in terms of uses and building types) of shops, residences, and workplaces within the identified districts and nodes.	B	B	B	B	B	B	B	PDD	PEDC, PC Community Development, West Pasco Chamber of Commerce	Comprehensive Plan, Land Development Code			

Plan Elements	Timeline (Years)	Implementation Priorities: (A,B & C)	CRITICAL IMPORTANT NEEDED					Consensus	Responsible Agency	Required Collaboration	Resources/Funding Needed
			A B C								
			Comm. Schrader	Comm. Mulieri	Comm. Starkey	Comm. Wilson	Comm. Mariano				
<b>Image and Identity</b>	U12	Establish and support the West Market Area's brand identity 'The Harbors' by developing a public relations platform and communication plan that includes advertising, signage, brochures, website and media releases.	A	B	B	B	B	B+	PDD	PEDC, PC Tourism and the local media	Maps, brochures, signage, logo, website, and newspaper articles, etc. that can help create the Area's brand image
	U13	Identify redevelopment opportunities that help create gateways to the West Market Area at the north and south entrances on U.S. 19. The gateway could be a building or cluster of buildings, or any feature that marks the arrival to the West Market Area.	A	A	A	A	A	A	PDD	CRAs, Cities of New Port Richey and Port Richey	Urban design schematic diagrams and SketchUp models, identify existing projects/plans such as New Port Richey's Strategic Redevelopment Action Plan.
	U14	Develop and implement design regulations and street designs that support and enhance diversity, functional needs, history, local architecture, natural context, community character and other unique characteristics of each district. Create and implement a vocabulary of signage and markers within each district that represents the overall theme or image of the district.	B	A	A	A	A	A-	PDD	HOAs, PACA, CONA, PC Community Development, Building Construction, Pasco County Historic Preservation Society, Inc.	More refined and comprehensive understanding of the character of different districts within the West Market Area, urban design guidelines, PC Land Development Code and Building Code
	U15	Develop historic preservation policies and standards, and incorporate them into the Comprehensive Plan and Land Development Code to preserve and enhance historic assets.	A	A	A	A	B	A-	PDD	HOAs such as PACA and CONA, Pasco County Historic Preservation Society, Inc.	Urban Design Guidelines, Comprehensive Plan, Land Development Code, Building Code
	U16	Identify different segments along U.S. 19 and other major corridors which have or could have a unique concept for future development. Formulate streetscape improvement strategies that help provide a distinct and unified identity to these corridor segments.	B	B	A	B	B	B+	PDD	MPO, FDOT, CRAs, Cities of New Port Richey and Port Richey	
	U17	Identify all strategically located, visually prominent parcels along major corridors and within identified districts. Reserve these sites for civic uses, public spaces, or any developments that create or enhance community identity.	C	B	B	B	B	B-	PDD	CRAs, Cities of New Port Richey and Port Richey	
	U18	Evaluate strategies for providing access to the Gulf along the U.S. 19 corridor to improve the coastal image of the area.	B	B	B	B	B	B	PDD	CRAs, Cities of New Port Richey and Port Richey	
	<b>Walkability</b>	U19	Evaluate districts and nodes in the market area to identify appropriate locations for community centers within walkable distances from existing neighborhoods. Community centers could include a mix of uses such as medical shops, grocery stores, day care, laundry, and other day-to-day neighborhood needs.	B	B	B	B	B	B	PDD	HOAs such as PACA and CONA
U20		Provide adequate pedestrian infrastructure connecting these community centers to the existing neighborhoods.	B	B	B	B	B	B	PDD	HOAs such as PACA and CONA, community members, PCPT, MPO	
U21		Analyze the Land Development Code to identify regulations that restrict/limit the creation of a walkable environment.	A	A	A	A	A	A	PDD	Community members, HOAs such as PACA and CONA	Land Development Code
U22		Develop land use, site and built form regulations that support walkability. Regulations could focus on mixed use, build to the edge conditions, scale of the streets, pedestrian access, frontage characteristics, treatment of blank walls, building entrances, location and treatment of parking lots, building façade features, sidewalk conditions and tree lines.	A	A	A	A	A	A	PDD	PC Building Construction Services	Urban Design Guidelines, streetscape improvement strategies, Land Development Code, Building Code

Plan Elements	Timeline (Years) 0 - 5 5 - 10 10 +	Implementation Priorities: (A,B & C)					Consensus	Responsible Agency	Required Collaboration	Resources/Funding Needed
		CRITICAL IMPORTANT NEEDED								
		Comm. Schrader	Comm. Mulieri	Comm. Starkey	Comm. Wilson	Comm. Mariano				
<p><b>U23</b> Wherever feasible, develop a network of smaller blocks and street alignments that help increase connectivity and creates smaller walkable distances for pedestrians and multiple route choices for automobiles.</p>		B	A	A	B	B	B+	PDD	PCPT, MPO, FDOT	
<p><b>U24</b> Identify vacant and abandoned parcels and underutilized parking lots that can be used to create public spaces at walkable distances from the existing neighborhoods and businesses. Public spaces can vary from a tot-lot, neighborhood green, a square, paseo, or a plaza.</p>		B	B	B	B	B	B	PDD	HOAs such as PACA and CONA, local businesses, community members	Inventory of abandoned/underutilized or unused sites including parking lots
<p><b>U25</b> Draft regulations that focus on the provision of adequate pedestrian access to proposed public spaces, appropriate orientation of buildings, and a supporting mix of uses around them.</p>		C	B	A	C	C	C+	PDD		Land Development Code, Urban Design Guidelines
<p><b>U26</b> Evaluate land use patterns within the identified districts and nodes, and develop strategies to disperse a healthy mix of activity generating uses within redevelopment sites, that will create footfalls, and generate street life and urban vitality.</p>		B	B	B	B	B	B	PDD		Maps showing existing land use patterns and inventory of potential sites for redevelopment within each district