

The Harbors

REDEVELOPMENT/INFILL PLAN

Pasco County West Market Area



ARIPEKA 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

- Preserve and enhance historic resources.
- Protect coastal and natural resources.
- Provide public access to natural resources and coastal assets.
- Enhance Aripeka's image as a quaint fishing village.

Key Issues

Being located at the border of Pasco and Hernando Counties, Aripeka has experienced great development pressure over the past few years. These development patterns threaten to impact the area's rich environmental quality. Some of these key concerns relevant to the Aripeka District are listed below:

- Need trails at Aripeka Sandhills;
- Need sidewalks and bike trail on Aripeka Rd;
- Commuters using Aripeka Rd as a US 19 bypass;
- Need to protect Aripeka's natural and historic resources from urban influence;
- Need for a cohesive planning vision for Aripeka's historic area.

Strategies

- Delineate the Aripeka Historic Overlay District, and identify historic properties within the district that need to be conserved.
- Develop architectural and site design standards to preserve the historical characteristics of the area, and develop strategies to protect it in perpetuity.
- Develop roadway design standards that help develop Aripeka Rd as a scenic roadway. Develop strategies that enhance its visual appearance and ensure safe travel by all modes of transportation.
- Partner with Hernando County to create and implement uniform regulations for Aripeka Historic District.
- Collaborate with ELAMP and SWFWMD to preserve environmentally sensitive lands within the Aripeka District.

Aripeka has a unique image largely owing to its natural and historical context. This district has immense potential for cultural tourism and could also serve as an interesting entry marker to the West Market Area from the north. However, to ensure this, we need architectural and site development guidelines that help preserve and enhance the area's key contributing features. The design guidelines could focus on the following aspects:

- Architectural styles, features and materials unique to the district's image.
- Guidelines for new construction, additions, and alternations pertaining to:
 - Residential buildings
 - Commercial buildings
 - Waterfront/marine area
- Guidelines for demolition
- Rehabilitation and maintenance of historic properties

Existing Characteristics

Land Area: 885 Acres | 0.4% of the West Market Area
Population: 901 | 1.7% of the West Market Area

The Aripeka District is the smallest district in the West Market Area both in terms of size and population. It is located on the northern border of the County, bounded by Aripeka Rd, U.S. 19 and Countyline Rd. Located within this area is historic Aripeka, a tranquil fishing village of unspoiled natural beauty.



The community of Gulf Key was settled in this area in 1873, and a post office by that name was established in 1883. The post office was briefly known as Argo. It was replaced by the Aripeka post office in 1895. The town was divided when Pasco County separated from Hernando County in 1887. The post office which was originally in Hernando County, moved across the Pasco County Line in 1921. On June 3, 1993, the Pasco County Historic Preservation Committee gave the town the designation of a State Historic Site.

Due to its location, Aripeka District presents a number of unique characteristics such as:

- Great natural resources, coastal, and conservation lands;
- Structures of historical significance;
- Waterfront houses;
- Newer residential and commercial development along U.S. 19 built in the 1990s or later;
- Narrower streets as compared to typical suburban, auto-oriented standards;
- Absence of curbs and gutters, and sidewalks.

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: _____