

The Harbors

REDEVELOPMENT/INFILL PLAN

Pasco County West Market Area



HILL 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 thriving industrial area with a healthy mix of industrial, residential, and commercial uses that create diverse job opportunities and exemplifies a sustainable live/work environment.

Key Issues

With the availability of vacant land, close proximity to the U.S. 19 a regional corridor, and an existing industrial setting, the Hill District holds great promise for a future office and/industrial development. Although this provides a great opportunity for creating new jobs, there are some critical issues that will have to be addressed first. Some of these key concerns are listed below:

- Minimal screening for industrial uses
- Incompatibility between existing industrial and residential uses
- Limited individual parcel size for industrial development
- Incompatibility with eco-tourism and Sunwest Harbourtowne development in the Sunwest District
- Further commercial strip development along U.S. 19
- Lack of sidewalks or trails on New York Ave from Old Dixie Hwy to Little Rd.

Strategies

- Partner with property owners, business owners and potential investors to create a strategic master plan for the district. Identify strategies for implementation and develop a timeframe for action.
- Develop building and site design standards that protect the existing residential uses from all possible impacts of the industries. Design standards should focus on screening, fencing, walls, landscaping, and building siting, orientation, and design.
- Develop partnerships and strategies for assembling and consolidating parcels to create sizable tracts of land that are fit for industrial purposes.
- Prioritize efforts and identify relevant funding for construction of sidewalks or a trail on New York Ave.
- Encourage developers to incorporate green, sustainable strategies into site planning, building design, and management of industrial uses.

Since the Hill District has existing residences and is also in close proximity to natural resources and systems along the coast, it is essential that industrial uses are planned and developed with care. Architectural and site design standards for industrial development would be required that focus on the following:

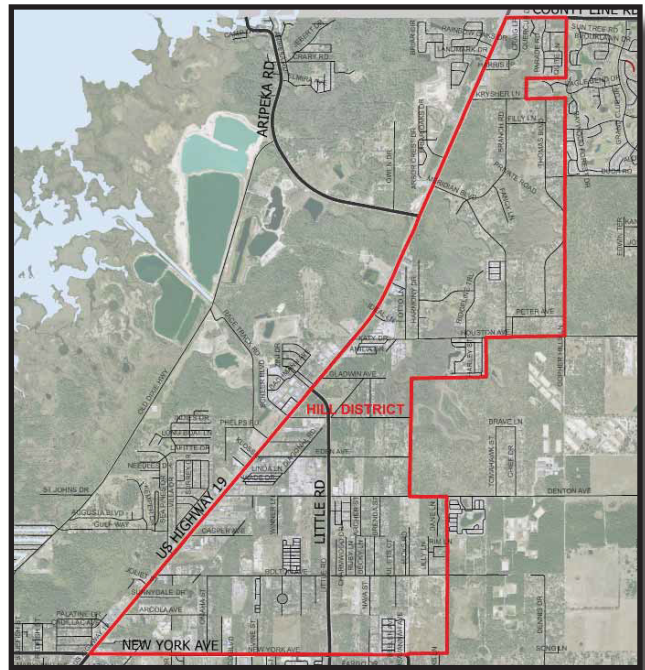
- Integrate site planning and cluster development to preserve open spaces.
- Respect local natural features.
- Design for compatibility with adjacent uses.
- Design for overall cohesiveness.
- Require high quality building standards.
- Require building siting and orientation standards.
- Require pedestrian connections.
- Require buffers - landscaping, screens, fences and walls.

Existing Characteristics

Land Area: 2,805 Acres | 5.2% of the West Market Area
Population: 5,189 | 2.4% of the West Market Area

The Hill District includes the area east of U.S. 19 between North County Line Rd. and New York Ave. The overall characteristics of the Hill District can be described as follows:

- Most lands north of New York Ave between U.S. 19 and Little Rd are industrial in nature, with the exception of parcels along U.S. 19 that are primarily commercial.
- Commercial uses in the District include storage units or boat shops. The industrial uses include warehouses and back of the house manufacturing units.
- The District also includes few houses that are often adjacent to or abutting the industrial uses. These low-density residential units are primarily located to the east and north of Little Road, and have an average lot size varying between 0.5 to five acres. Residential areas in this district are typically rural or suburban in nature.
- The District also includes large tracts of vacant land.



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: _____

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