Environmental Permitting Summer School

SECTOR PLANNING & THE HARBORS – West Market Redevelopment

July 2014
Pasco County

- Population - 464,697 (Census 2010) 35% - 500,000 Now 750k 2025
- Fastest growing County within Tampa Bay – Only 7% Incorporated
- Harbors Area 1 is 40% population share
Urban Service Areas
DULAS and Growth Concentration
Market Areas

‘The Harbors’ or the West Market Area

40% of the County’s population
31% of the County’s tax base
West Market Area

- Over 200,000 people
- 84 sq. miles (53,760 acres)
- Most dense area of the County
- Most developed portion of the County
THE HARBORS
The West Market Area
re-branded as a marine life
nature preserve and
boater’s paradise.

Rebranding as ‘THE HARBORS’
**SECTOR PLANS**

Promote and encourage:
- Conservation
- Development
- Agriculture

Support innovative & flexible planning/development strategies

Provide for a longer-term solution for development

**WEST MARKET AREA**

Ensures:
- Coastal Conservation
- Redevelopment and Infill
- Urban Agriculture

Provides innovative, flexible & comprehensive planning framework for redevelopment

Establishes a long-term plan for redevelopment & PDRP
**SECTOR PLANS**

Facilitate protection of regional resources:
- Significant Water Courses
- Wildlife Corridors
- Others

Avoid duplication of effort with data/analysis for DRIs & mitigate impacts to regional resources

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**WEST MARKET AREA**

Facilitates protection of local & regional resources:
- Significant Water Courses
- Natural Habitats
- Significant Topographic Features & Disaster Management (PDRP)

Creates a comprehensive and unified database for analysis, and identifies regional resources & Avoids DRI’s
SECTOR PLANS

Require a substantial geographic area of at least 15,000 acres

Encompass two levels of planning:
- Long-term master planning at the Comprehensive Plan level
- At least two detailed specific plans

WEST MARKET AREA

Comprised of over 53,000 acres of land

Provides three levels of planning:
- Long-term redevelopment plan at the market area level (Strategic/CIP LOS)
- Detailed planning at the ‘Area’ and ‘District’ levels
2009: Market Areas Adopted into the Comprehensive Plan

Comprehensive Plan Policy Future Land Use 8.1.1: ‘West Market Area Establishment’

2011: West Market Area planning process started

2013: ‘The Harbors’ or the West Market Area Plan Adopted

2014: Implementation of the Plan and planning for the areas and districts continues
Regional Context

West Market
West Market Area

A. Areas
4 Areas
(10,000 to 16,000 acres)

B. Districts
12 Districts
(900 to 8000 acres)
Planning Framework

5 PLAN ELEMENTS

Economic Development

Community Infrastructure and Planning

Transportation

Urban Design

Environment, Open Space, and Tourism
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Total Strategies = 153
### General Principles

- Protecting wildlife, natural areas, and resources
- Clean healthy environment
- Urban form
- Limiting urban sprawl
- Efficient use of land and other resources
- Range of housing types
- Design that promotes multiple transportation modes

### ‘The Harbors’ 5 Plan Elements

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HARBORS
West Market Redevelopment Plan

ULI/One Bay

Economic Dvpt.

Community Dvpt.

MPO
BPAC
Trails,
Greenways
CMP

Post-Disaster Redvpt.

Parks Master Plan

Other Local
NPR CRA
PR Waterfront District

Local Plans & Partnerships
Questions?

VISIT

PASCOCOUNTYFL.NET

- PLANNING AND DEVELOPMENT

- Harbors Plan – PDF

THANK YOU!

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Thank You!