

**Greater Palm River Area Community Plan Update
Community Plan Advisory Committee (CPAC) Meeting**
Palm River Point CDC
May 24, 2023 (6:10 pm – 7:40 pm)

A. Welcome & Staff-led Review (30-45 minutes)

- Recap of last month’s meeting and upcoming events
- Review tonight’s meeting structure/topic
- Review of Goal 5a: Planning and Growth
 - i. Review of Key Planning Concepts & Terms
 - 1. Planning and Growth Goal was a lower prioritized goal based on the online survey results. CPAC member noted that Planning and Growth is just as important as infrastructure and utilities as they go hand-in-hand.
 - 2. Discussed difference between land use and zoning.
 - 3. Discussed difference between density and intensity.
 - ii. Review of County-Wide Planning Projects (Future Land Use Element Update and Centers & Connections Study)
 - 1. Katrina Corcoran, Planning Commission Staff, reviewed the concept of Centers and Connections.
 - 2. There are 3 centers proposed in the boundary of the community plan that overlap with nodes identified in the Community Plan.
 - iii. Review of Adopted Vision Map and Community/Neighborhood Nodes
 - 1. Existing Community Plan identified corridors where mixed use was encouraged – may want to re-examine relevance as the idea of encouraging mixed-use in centers/intersections was not discussed in the original plan creation.

B. Activity (30-45 minutes)

- Visual Preference Survey
- Verifying & Identifying Nodes
 - i. Existing nodes and proposed centers “make sense.” Identified 2 secondary centers not included in on the centers and connections map.
- Report Out & Discussion

C. Closing Announcements (5 minutes)

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GREATER PALM RIVER AREA COMMUNITY PLAN UPDATE

EXERCISE #4 – PLANNING & GROWTH

Goal 5a: Planning and Growth promote opportunities and provide for compatible well designed public use, residential, and business growth and jobs.

GATEWAYS & GATHERING PLACES

Gateways create a sense of arrival using landscape features, public art, and signage at strategic areas.

The Community Plan identifies the following as potential gateways:

- Palm River Bridge and US 41/50th Street
- Palm River Bridge and Maydell Drive
- Crosstown Expressway and 78th Street
- Causeway Boulevard and City of Tampa city limits
- US 301 and Causeway Boulevard
- US 41/50th Street and Riverview community boundary
- Progress Boulevard

Community gathering places are places which citizens where socialize and celebrate local events.

The Community Plan identifies the following as potential areas to establish gathering places:

- Open space that is connected to public trails, natural systems, community parks, bicycle routes, ect in new developments
- The intersection of Maydell Drive and Palm River Road, and surrounding area
- Progress Village Sports Complex

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NODES & CORRIDORS

The Community Plan identifies certain intersections as **nodes** and provides policy in order to ensure a sense of place and guide commercial development in these areas. There are two types of nodes described in the Community Plan:

Neighborhood Commercial Nodes - Neighborhood scale commercial uses.

- Palm River Road and Maydell Drive
- Causeway Boulevard and Maydell Drive*
- Progress Boulevard/Madison Avenue and 78th Street

Community Commercial Nodes - Commercial uses reflect a character compatible with the surrounding neighborhood land use structure and intensity.

- Palm River Road and 78th Street*
- Causeway Boulevard and 78th Street
- Progress Boulevard and Falkenburg Road*

**Included on County-wide Centers and Connections Map*

The Community Plan also identifies certain **corridors**, street segments and its adjacent land, for further study or as areas where additional land use/zoning regulations are desired.

US 41/50 Street from Palm River to Intersection of Causeway Boulevard

- Encourages mixed use development, pedestrian-oriented development and bike lanes, and discourages strip commercial patterns.

Causeway Boulevard from US Highway 41/50th Street to US Highway 301

- Desires a study be performed and encourages visual improvements, mixed use, commercial and residential uses and discourages commercial intensive uses east of Maydell Drive.

78th Street south of Palm River Road to just south of Causeway Boulevard

- Encourages mixed uses and establishing a zoning overlay which would encourage and discourage certain uses and establish development standards.

