

## PALM RIVER-PROGRESS VILLAGE COMMUNITY PLAN

### LOCATION

*[Placeholder for Updated Boundary Map]*

*Figure \_ - Palm River-Progress Village Community Plan Boundary*

### INTRODUCTION

The Palm River-Progress Village Community is located in unincorporated Hillsborough County, adjacent to the City of Tampa. The boundaries of the community are south of State Road 60/Adamo Drive, west of US 301 to McKay Bay, and north of the limits of the Riverview Community Plan (south of Madison Avenue/Progress Boulevard). The boundaries include the culturally and historically significant neighborhoods of Palm River to the north and Progress Village to the south, along with Adamo Acres, Green Ridge Estates, Winston Park, Clair-Mel City, Sanson Park, and Camden Park. The Palm River/Tampa Bypass Canal, Delaney Creek, and McKay Bay are significant waterways in the area.

### VISION STATEMENT

Our vision is to preserve our unique cultural heritage, vibrant neighborhoods, and open spaces. We value our high homeownership rate, multicultural assets, and multi-generational character. We aim to reduce local road traffic and safeguard waterfronts, green areas, and environmentally sensitive lands.

As we move forward, we aim to maintain the essence of our existing community and historic character. We support an economically diverse community, embracing new residential, commercial, and industrial opportunities while respecting our existing identity. We strive to have thriving community hubs, parks, sports facilities, and water access, enriching our quality of life, and offering abundant recreational options.

*[Placeholder for Updated Vision Concept Map]*

*Figure \_ Palm River-Progress Village Vision Concept Map*

### GOALS (LISTED IN ORDER OF COMMUNITY PRIORITY) AND STRATEGIES

*This community plan demonstrates Hillsborough County's commitment to use the community plan vision, goals, and strategies, and to create an actionable implementation plan, as*

*appropriate, when evaluating and deciding on matters pertaining to the community plan area. The Community Plan does not legally obligate the County to implement or commit public funds for any of the goals or strategies represented.*

*The utilization of citizen-based organizations and citizen input are instrumental in the implementation of this Plan.*

### **Goal 1: Balancing the Growth of the Built Environment**

**The community seeks a well-connected and efficiently built environment where land use, mobility, utility networks, and infrastructure are coordinated to accommodate current and future needs.**

#### **Strategies**

1. The Vision of Palm River-Progress Village Concept Map illustrates the unique qualities and land uses related to distinct areas of the community. Future development and redevelopment shall be consistent with the adopted Concept Map.
2. A portion of the Community Plan area is within the City of Tampa water and wastewater service area. Although there is sufficient water and wastewater capacity to support expected growth, the City of Tampa has no plans at this time to improve distribution lines or extend service within unincorporated Hillsborough County. Therefore, the Community supports:
  - a) The coordination of the County and City of Tampa, per the most recently approved Interlocal Agreement, in efforts to unify water and wastewater services under one jurisdiction.
  - b) Ongoing coordination of local efforts with Federal, State, and other agencies, to expedite improvements and the expansion of services, when feasible.
  - c) The continued safeguarding and maintenance of existing water and sewer connections.
3. The Community seeks extension of water services and if necessary, to have timed first over wastewater services.
4. The Community recognizes the flood-prone nature of the area and supports:
  - a) Continued improvements to and monitoring of the drainage systems in the community plan area such as Delaney Creek and Palm River Road, by applicable government agencies.
  - b) The promotion of natural and attractive stormwater retention facilities that use native vegetation, natural materials, and design features that blend with the surroundings, such as but not limited to, bioswales, rain gardens, and permeable pavements.

- 1) The improvement of County drainage standards to reflect enhanced aesthetics.
- c) Continued implementation of stormwater regulations that mitigate potential drainage impacts on surrounding development from new development built with a higher elevation.
5. The Community supports the continued maintenance of bridges to reflect existing development needs and accommodate new development.
  - a) The US 41/50th Street and Palm River/Bypass Channel Bridge is currently 4 lanes wide and transitions to 6 through lanes to the north and to the south. If feasible, the bridge should be widened to match the width of the existing roadway.
6. The Community encourages Hillsborough County to provide and/or facilitate improvements to intersections, turn lanes, bicycle lanes, traffic signalization, roadway maintenance, crosswalks, and landscape improvements that maintain the mobility system and are in line with the County's Complete Streets Guide.
  - a) When applicable, coordinate with Florida Department of Transportation on improvements on roadways and at intersections that are maintained by state authorities.
  - b) Accommodate all modes of transportation, by providing safe and functional infrastructure and services for driving, walking, biking, and transit, that is compatible with the community character.
  - c) Future improvements to 78th Street, Maydell Drive, Progress Boulevard, Madison Avenue and Palm River Road should be prioritized to accommodate all modes of mobility and improve community connections to current and planned nodes.
  - d) Existing roads should be improved and maintained according to their established procedures at the local and state level. Improvements to these roads should reflect the context classification of the roadway and accommodate all modes of mobility.
  - e) As redevelopment occurs, context classification of local and state roadways should be observed and adjusted as needed.
7. The Community recognizes the need for a system of bike lanes and trails, including:
  - a) A multi-use trail should be provided on one side of the street, where the Hillsborough Greenways Master Plan identifies recreational trail alignments on Maydell Drive
8. The Community strongly supports the enforcement of existing Truck Route regulations ensuring safety and alternative routing, addressing spillage, capacity, noise, residential pass-through, hours of operation and intersection turning radiuses.

- a) Intersections of roads not on the adopted truck route plan should be designed for pedestrian safety by minimizing curb radii and reducing crossing distances.
9. Provide for and maintain roadway capacity through improvements to existing road network and road infrastructure.
  - a) Maintain a complete and connected network of streets by avoiding cul-de-sac terminations, street closings and right-of-way vacation.
  - b) As new development occurs, maintain, and where possible and feasible, expand a grid pattern of interconnected streets while avoiding impacts to natural wetland areas.
10. Palm River Road, Maydell Drive, and other neighborhood streets should be maintained as “canopy streets” by encouraging and allowing shade trees adjacent to and within the right of way.
11. The Community supports public transit investment that serves existing and future development to include more frequent service, additional routes, extended hours of operation, and bus stop enhancements.
12. The Community encourages and supports new and infill development, and redevelopment compatible with existing community patterns that maintains and enhances the Community’s unique character and sense of place.
13. The Community supports well-designed, compatible densities and intensities at appropriate locations.
  - a) The community supports the creation of Nodes as identified on the Vision Concept Map.
    - 1) Neighborhood Nodes - To ensure a sense of place, neighborhood nodes shall be developed with uses that do not exceed neighborhood commercial scale locational criteria applications. These include the areas around the intersection of:
      - Palm River Road and Maydell Drive
      - Progress Boulevard/Madison Avenue and 78th Street
    - 2) Community Nodes - To ensure a sense of place, community nodes shall reflect a character compatible with the surrounding neighborhood land use structure and intensity either through actual land use or mitigation of impacts to the adjacent neighborhood. These include the area around the intersection of:
      - Palm River Road and 78th Street
      - Causeway Boulevard and 78th Street

- Progress Boulevard and Falkenburg Road
- b) Support density and intensity incentives for areas in the community as identified in applicable Comprehensive Plan policies.
  - c) New and existing transit service should be prioritized to connect Nodes with employment and services outside the community.
14. When feasible, land use and design studies should be performed to further the intent of the goal in the following two specific ways. Any recommended changes to the Land Development Code, because of studies, will be initiated through the applicable processes.
- a) 78th Street Overlay District
    - 1) An overlay district should be explored for the area along 78th Street (primarily properties adjacent to 78th Street), south of Palm River Road to just south of Causeway Boulevard not extending past the smaller developed residential parcels adjacent to the roadway (approximately 12,000 ft.), as appropriate to plan for the transition to business and professional office uses.
      - (i) Permitted uses may include primarily: existing residential, uses allowed in the Business-Professional Office, and uses allowed in existing zoning (RSC-9, BPO, PD, and ASC-1) and compatible uses.
    - b) Explore feasibility of creation of specific signage standards for Causeway Boulevard, 78th Street, and at Neighborhood Nodes and Community Nodes to promote consistent community character in new and existing developments.
15. Encourage development along US Highway 41/50th Street, Causeway Boulevard, and 78<sup>th</sup> Street under the existing Office Commercial-20 and Suburban Mixed Use-6 plan categories that avoid strip commercial patterns.
- a) Mixed use development can be encouraged through Planned Development zoning.
  - b) New development within in the Coastal High Hazard Area (CHHA) will be subject to the policies and limitations outlined in the Built Environment Section of the Comprehensive Plan.
16. New residential, mixed-use development or redevelopment should support desirable growth and design approaches such as:
- a) Creation of walkable neighborhoods through direct pedestrian connections between blocks and access to open space.
  - b) Housing choice and affordability by encouraging diverse housing types to accommodate various incomes.
  - c) Support the inclusion of strategically located and well-defined gathering places such as, but not limited to greens, squares, and plazas.

- d) Protect the environmental network of landscaping/natural areas throughout the community with connections to nature (street trees, landscaped boulevards, stream corridors, wetlands, or wooded areas).

## **Goal 2: Create and Maintain a Safe and Secure Community**

**The community seeks to collaboratively create and maintain a safe and secure environment where all residents feel protected and actively participate in community life.**

1. The Community seeks to build and maintain relationships with law enforcement to enforce existing laws, inform citizens, and reduce crime through greater presence (including foot presence, neighborhood watch and sheriff substations). For example:
  - a) Develop a citizen liaison process with law enforcement to monitor community issues and concerns.
  - b) Enforce the conditions for the sale of alcohol and tobacco licensing (e.g., drive through convenience stores, littering, open container laws, and loitering).
  - c) Speeding on roadways.
  - d) Enforcement of truck routes on applicable roadways.
  - e) Safety around schools and crosswalks.
  - f) Eliminate the sale and use of illegal drugs (especially around schools or other public recreation areas).
  - g) Continue to use federal, state, and other funds to address crime and safety.
2. The utilization of Crime Prevention through Environmental Design (CPTED) principles shall be incorporated into the site design of all newly developed and redeveloped properties with non-residential or multi-family uses as required per the Land Development Code.
3. The Community supports the maintenance and strengthening of the relationship with code enforcement officials.
  - a) The community supports the continuous enforcement of zoning and land development regulations, especially those that ensure public health, safety, and welfare.
  - b) Continue to provide home maintenance education to homeowners and homeowner associations.
4. The Community supports a Vision Zero approach to prioritize roadway safety where applicable.

- a) Intersections should be designed to be walkable and should reflect best practices in pedestrian-oriented roadway and site design.
- b) Strengthen and enforce roadway (e.g., crosswalks, striping, pedestrian scale lighting and pedestrian roadway crossings) safety through utilization of roadway designs that are consistent with the Context Classification of the roadway and consideration of traffic control (e.g., crosswalks, striping, lighting, and pedestrian roadway crossings).
- c) Landscape enhancements are desired at Nodes to help slow traffic and provide shade.

### **Goal 3: Foster Community Character and Identity**

**The community desires to preserve, enhance, and celebrate the unique cultural and historical attributes of the community, fostering a sense of identity and high quality of life.**

1. The Community will consider voluntary County Landmark Designation for significant archaeological sites, buildings and structures, and historic and conservation districts, as defined by the County’s Criteria for Landmark Designation. Resources potentially eligible for Landmark designation may include those identified in the County’s Historic Resources Inventory such as the Campoamor Silo and Maydell Villa, and resources identified by the community that have not yet been documented, such as:
  - a) The Progress Village, Clair Mel, and Adamo Acres neighborhoods.
  - b) Bell Shoals Baptist Church of Palm River (FBC Palm River), First Baptist Church of Progress Village (FBC Progress Village) and Victory AME (St. James).
  - c) Progress Village Middle School, Palm River Elementary School, and Clair Mel Elementary School.
2. The Community supports the pursuit of grants available to community organizations and public entities to survey, preserve, and educate people about the community’s historic and archaeological resources.
3. The Community supports the development of a community college and/or vocational training center.
4. Encourage education about the history of the community and its neighborhoods through the placement of historical markers, brochures, and partnerships with local schools, museums, and historical societies.
5. Encourage financial incentives for historic preservation including conservation easements on properties containing significant archaeological resources, and historic

preservation ad valorem tax exemptions, matching grants, and transfer of development rights for designated Landmarks.

6. As development and redevelopment occurs, the utilization of co-location practices with schools, recreation, and other public service sites to provide multi-use activities is highly encouraged.
7. The Community supports the development of facilities and services to meet the needs of the older population, those with special needs, and the population with accessibility needs: including food, shelter, and medical assistance and care.
  - a) Coordinate local efforts with state and other agencies to centrally locate and provide desired community programs.
8. The Community supports efforts to enhance community appearance/beautification by:
  - a) Incorporating arts into the design and planning phases of new developments, redevelopments, public spaces, and infrastructure projects.
    - 1) This can include but is not limited to integrating public art installations, sculptures, murals, interactive elements into architectural designs, and integrating art into functional elements of the built environment, such as benches, lighting fixtures, bike racks, and crosswalks.
  - b) Enforcement regulations that address littering, dumping, and signage.
    - 1) Encourage citizen, civic and homeowner associations, chambers of commerce, and other community groups' participation in activities/projects that enhance and improve the appearance/beautification and raise standards of the community, such as landscape design, gateway creation, public structures, signage, and community cleanups and workdays.
9. Empower residents, property owners, and business owners through education on zoning, land use, and comprehensive plan processes to increase awareness and involvement.

#### **Goal 4: Support Diverse Economic Growth**

**The community seeks to encourage and promote a diverse range of industries, businesses, and job opportunities that capitalize on the community's strengths and enhance employment options.**

1. Continue the support for infrastructure improvements, including mobility networks, utilities, and internet access, to support business growth and attract new industries.
2. Recognize and support the existing industrial lands, businesses and Port Tampa Bay- related activities that contribute to the local and regional economy as



identified on the Vision Concept Map.

- a) New Commercial Intensive uses should be discouraged east of Maydell Drive outside of identified industrial areas and those properties designated Office Commercial-20 along Causeway Boulevard.
3. The Community seeks resources, training, and incentives, such as the Hillsborough County Redevelopment Incentives for Pilot Project Areas Program, to assist businesses such as incubators for existing and new start-ups, a business resource center, facade program, crime prevention efforts, community merchant association and for the establishment and growth of small and medium-sized enterprises, which contribute to local employment and economic stability.
4. Properties identified as brownfields should be evaluated for brownfield remediation funding and either promote economic development or enable properties to be used for parks, greenways, and similar recreational or non-profit purposes.
5. Invest in the arts and cultural sector, promoting creative expression and supporting artists, artisans, and cultural events that contribute to both the economy and community identity.
6. Continued support and awareness of existing County facilitated programs, such as but not limited to, the Neighborhood Revitalization Strategy Area Program, for the areas north of Causeway.

#### **Goal 5: Protect and Maintain Natural and Recreational Spaces**

**The community seeks to ensure the preservation, enhancement, and sustainable use of natural and recreational spaces, offering residents opportunities for outdoor activities and connection with nature while safeguarding the ecological health and beauty of these areas.**

1. As new development and redevelopment occurs, connections to parks, public lands, waterways, and public spaces are desired, encouraged, and supported by the community.
  - a) Maintain intergovernmental cooperation to ensure access and interface of multi-jurisdictional recreational opportunities.
2. The Community supports initiatives that correct or mitigate pollution, water quality, bank erosion, drainage systems, stormwater, and road runoff to improve the environmental health and aesthetics of the area.
3. The Community encourages the placement of parks around areas of natural wetlands or upland areas within neighborhoods, as new development occurs.

4. The Community supports the implementation of the Hillsborough County Greenways Master Plan within the Greater Palm River area, especially the implementation of publicly accessible recreational trails.
5. The County will continue to support the acquisition and restoration of environmental land by public agencies, and where possible and feasible, the community desires public access to and use of publicly owned property for passive and low-impact access to waterfronts and shorelines.
6. The County shall support the continued restoration and maintenance of Palm River/Tampa Bypass Canal and Delaney Creek (and its canals and tributaries) through enforcement and evaluation of regulations.
7. The Community supports the transfer of development rights to encourage preservation of open space and environmental lands.
8. Collaborate with non-governmental organizations specializing in conservation and outdoor recreation to leverage resources and expertise for effective management.

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