

Welcome!

The Palm River – Progress Village Community

Open House

December 2, 2023 & December 4, 2023

Emanuel P. Johnson Recreation Center



Hillsborough County
City-County
Planning Commission



Hillsborough
County Florida



Agenda

Refresher on Community Planning

Recap Community Plan Update

Proposed Changes to Community Plan

Next Steps

We want your feedback!



What is a Community Plan?

- Extension and refinement of the County's Comprehensive Plan
- Identifies community assets, needs, and preferences in a **particular area of the county**
- Articulates a community **vision** for the future, and set **goals and strategies** aimed at resolving needs and achieving the vision



Community Planning in Hillsborough County

Comprehensive Plan

Livable Communities Element

Community Plan

Vision, Goals & Strategies

Land Development Code (Zoning)



How is a Community Plan Used?



**Hillsborough
County Florida**

- Used by staff to inform/prioritize infrastructure projects that may include improvements and maintenance through the Capital Improvements Program
- Used by elected officials when considering development decisions



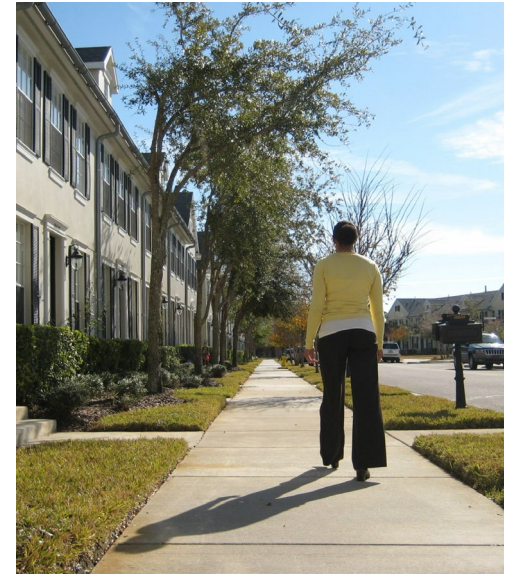
**Hillsborough County
City-County
Planning Commission**

- Used by staff when reviewing applications for new development
- Used to inform other policies of the Comprehensive Plan



What a Community Plan does **NOT** do:

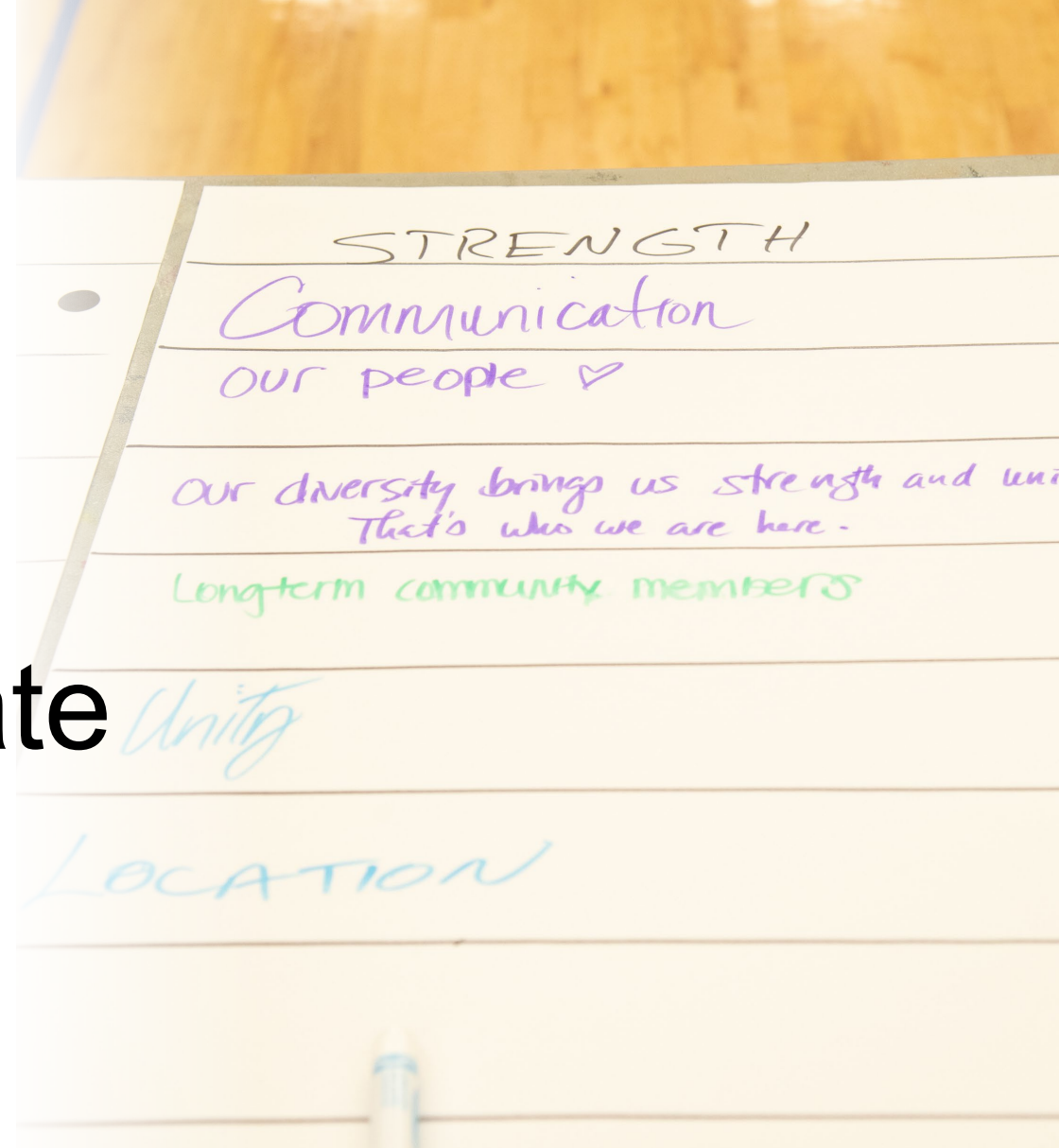
- It does not allocate funds for infrastructure projects
- By design, a plan does not generally change a property's land use or zoning





Plan Hillsborough

Community Plan Update



Your Current Community Plan

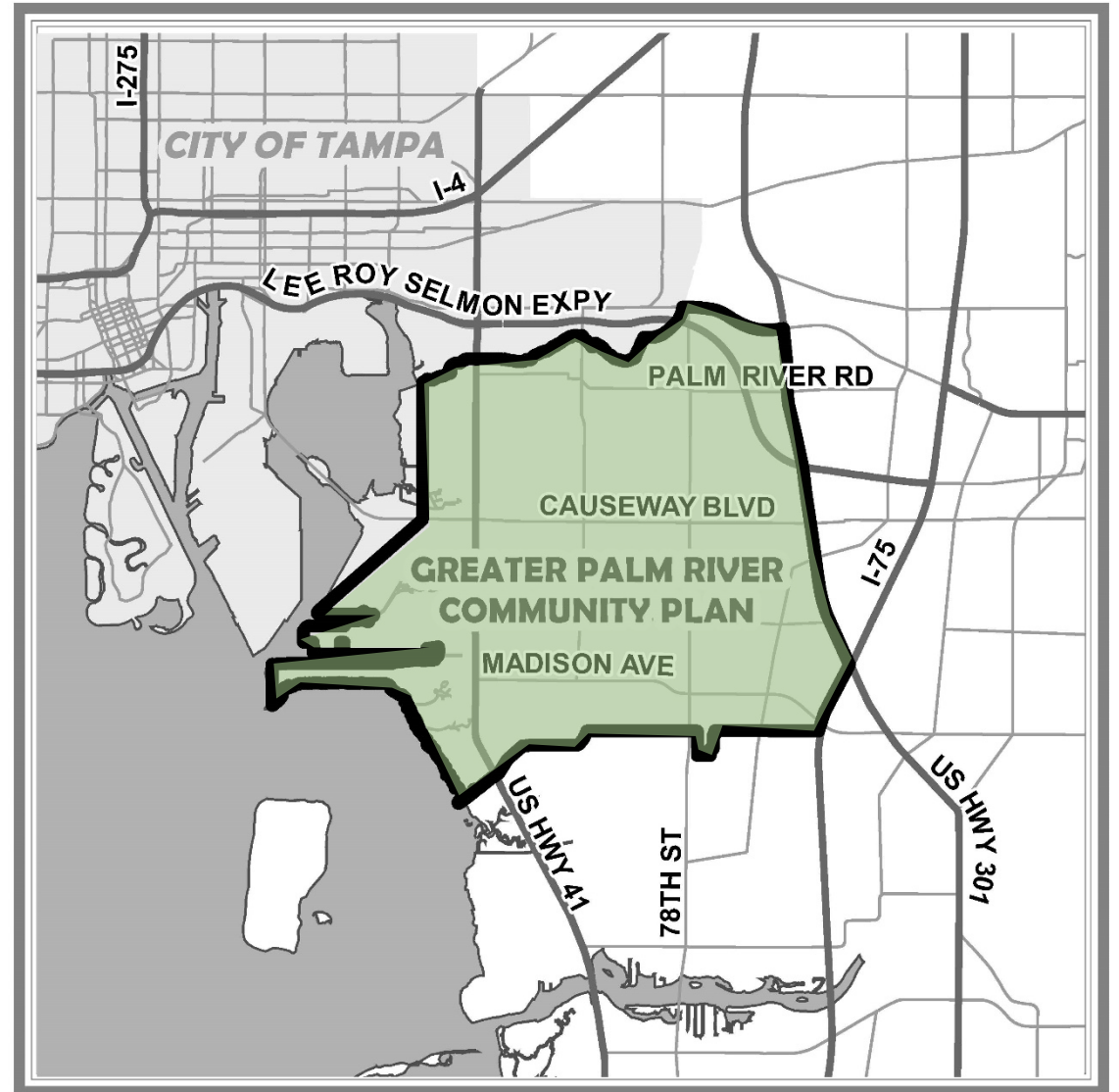
Greater Palm River Area

Adopted in 2008

Multiple neighborhoods – Palm River, Clair-Mel City, Progress Village

Established a Vision, Nine (9) Goals, and Strategies

Includes a “Vision Concept Map” – a visual representation





2022



Kick-Off

- Implementation Status Report and Request by BOCC to initiate Plan Update
- Initial Community Engagement
- Data Gathering & Establishing Existing Conditions



2023-2024

Community Plan Update

- Continued Community Engagement
- Continued Data Gathering
- Drafting Documents
- Presenting to Community



2024



Refine and Wrap Up

- Final Community Meetings
- Finalize Documents



Official Amendment

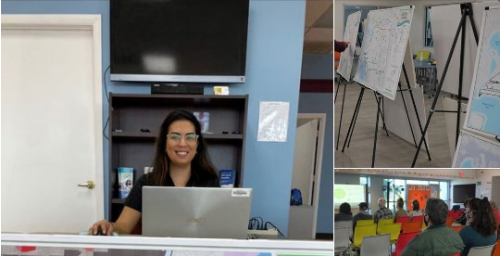
- BOCC and Planning Commission Public Hearings



Share your input on the Greater Palm River Area Community Plan! Weigh in by taking a brief online survey or come visit us at our monthly community office hours to chat 1-on-1 and learn how you can get more involved! Take the survey:
<https://www.surveymonkey.com/r/palmriversurvey>

Learn more and view upcoming meetings and community office hours:
<https://planhillsborough.org/gpra-community-plan-update/>

The Community Plan is part of the Comprehensive Plan for Unincorporated Hi... See more



Community Plan Update: Engagement to Date

Community-Wide Meetings

- Open Houses in November 2022

Online

- Online Survey (January – March 2023)
- Project Webpage
- Virtual Meeting (August)

Office Hours

- Once a Month from January – May 2023

Community Plan Advisory Committee (CPAC)

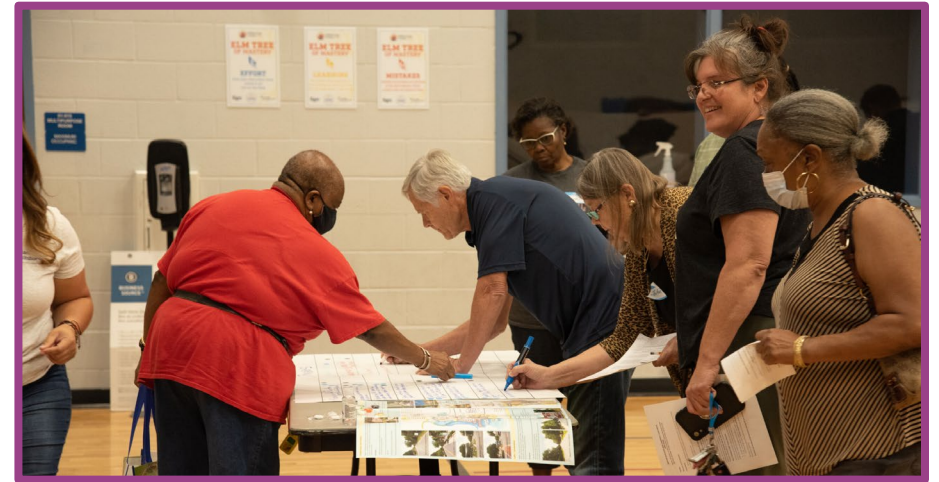
- Monthly Meetings January – July 2023

Community Events

- Progress Village Civic Council Meet and Greet
- Commissioner Myer's Town Halls
- Palm River CDC Events



Insight we've Gathered



PARKS AND RECREATION

Bathrooms
Park Access
Places for
Programs
Dog park
Crosswalk
Sidewalk
Identify
Add Pro
Sensor

ENVIRONMENT & NATURAL RESOURCES

- Put Protections in Place to prevent spillage from Gypsum stacks, i.e. Piney Point
- Put Protections in place to protect communities from spillage from TECO plant Coal Ash.
- Trec Canopy
- Prohibit further Industrial growth/usage that impact Palm River canal

HISTORIC PRESERVATION

1. Bell Shoal
Palm River

2. Palm River

3. Clair-mel th

4. Progress Villa

5. F&C Progress

6. Victory AME

7. Progress Village

8. Markers

Infrastructure and Utilities

FINISH WATER EXPANSION TO SIOF CAUSEWAY
REMAIN WATER SERVICES FOR AREA PALM RIVER AREA

Improve and bring water lines up to code.

Identify strategies to accelerate the extension of wastewater.

Improve communication by providing internet access as part of infrastructure.

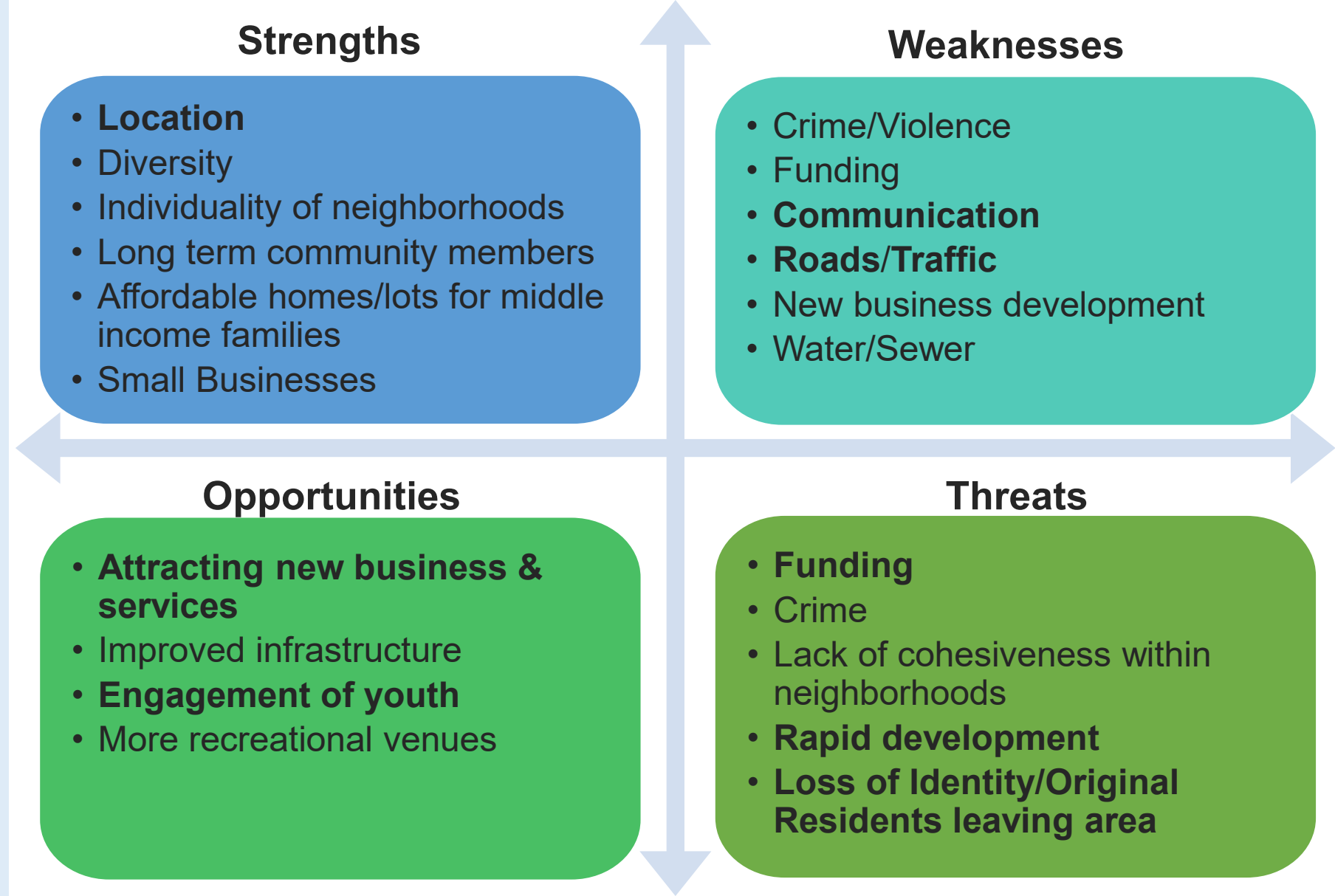
Finish or complete Delaney Creek project.

Low Water Pressure in Clair-mel



SWOT Analysis

Open Houses and Survey



Survey Results

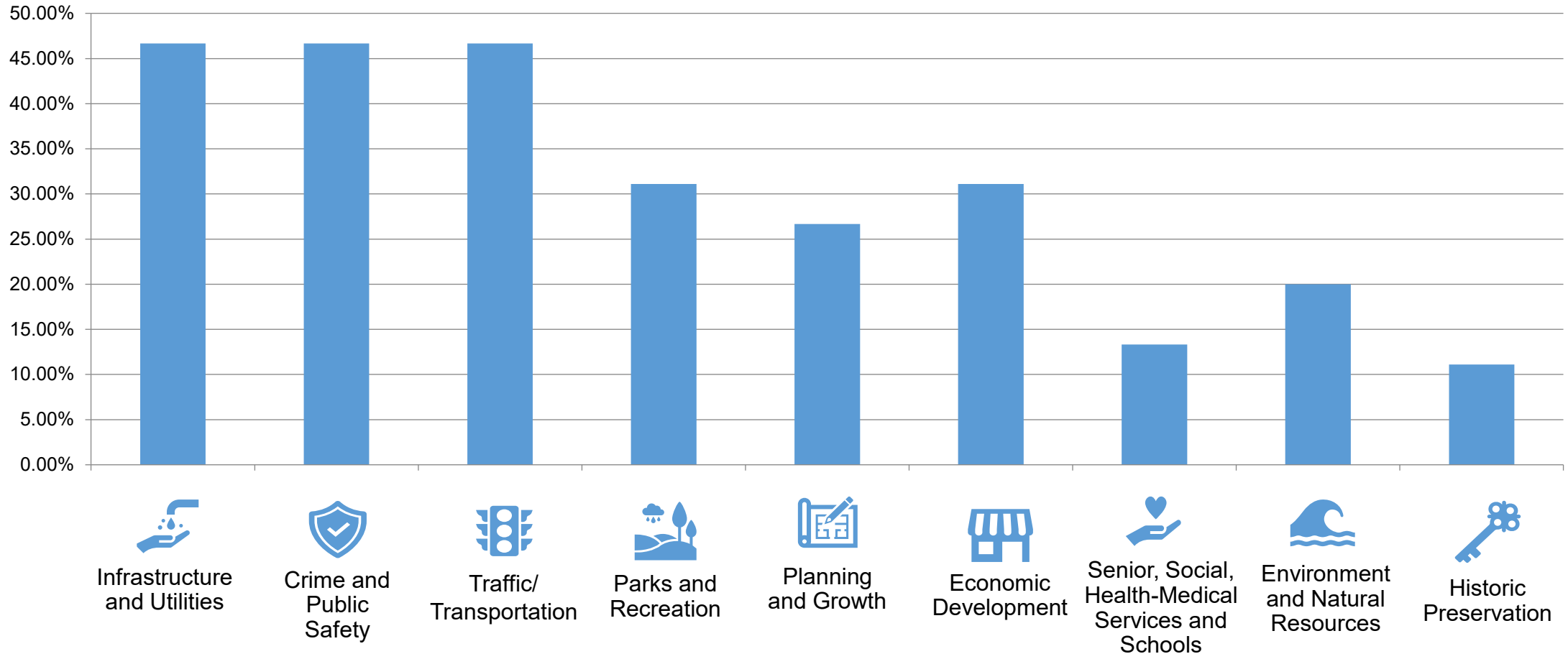
What word best describes your **desired future** for Greater Palm River?

Survey says:



Survey Results

There are nine (9) established goals within the adopted community plan. Out of these goals, which do feel are the highest priority? Please select three (3)



Adopted community plan not completely implemented

Area's history and **sense of community/identity** being lost to new development and changing demographics

Desire for **balance** between development and infrastructure demands

Desire for **better communication** within the community and with the county



JBM Institutional Multifamily





Plan Hillsborough

Greater Palm River Area Community Plan

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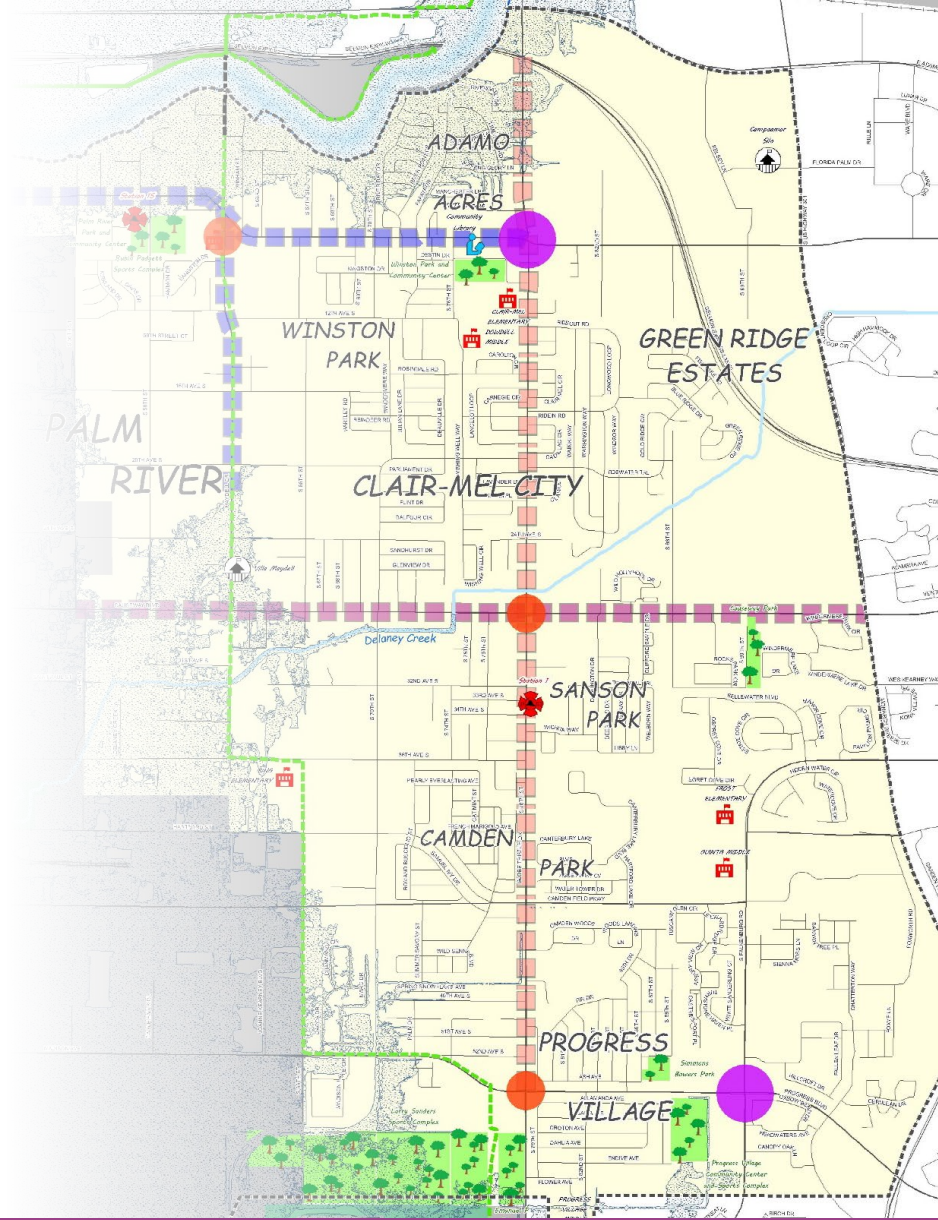
Plan Hillsborough

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Proposed Community Plan Recommendations

Renaming of the Community Plan

- Palm River-Progress Village Community Plan

Updating Vision Statement and Concept Map

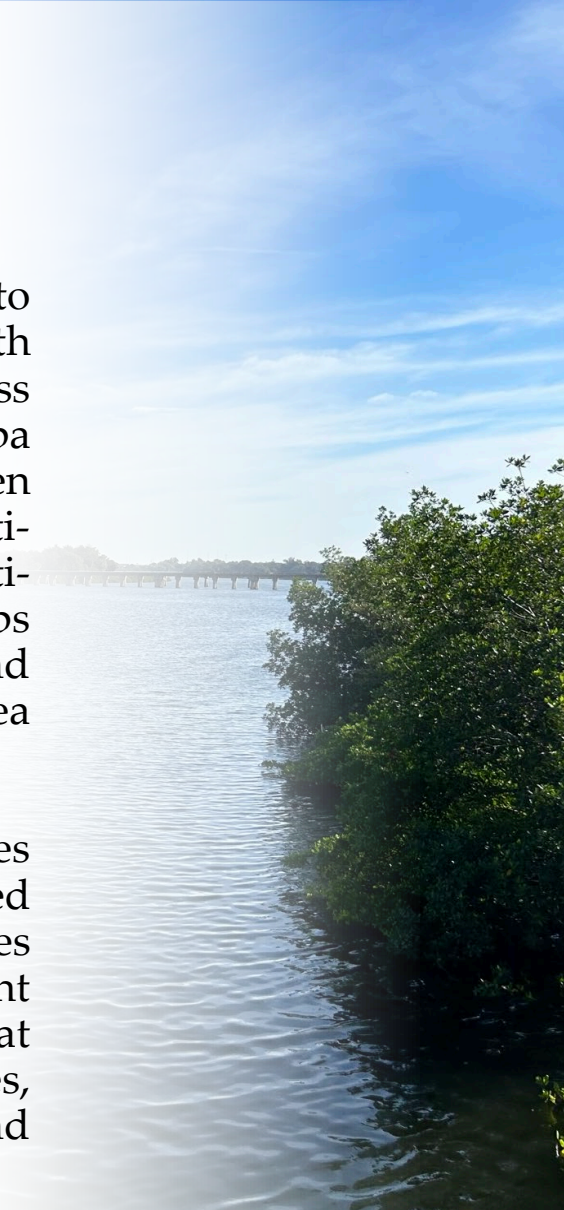
- Changing the look and identifying neighborhoods on Concept Map



Adopted Community Plan: Vision Statement

“In 2007-2008 the Greater Palm River Area Community is located in Hillsborough County, adjacent to the City of Tampa, south of the State Road 60/Adamo Drive; west of US 301 to the McKay Bay, and north of the border of the Riverview Community Plan Boundary (south of Madison Avenue/Progress Boulevard). We recognize that Palm River is a unique Community that includes the Palm River/Tampa Bypass Canal and Delaney Creek, and McKay Bay waterways. We desire to retain our mixture of open spaces, large lots, and developed parcels; maintain our high-home ownership ratio, our diverse multi-cultural Community assets and neighborhoods, and our historic landmarks; we value our multi-generational residential makeup; we seek to minimize thru traffic on local roadways, focusing thru trips to arterials; and we desire to preserve and protect our waterfronts, and our recreational and environmentally-sensitive lands. This Vision is graphically represented on the Greater Palm River Area Concept Map.

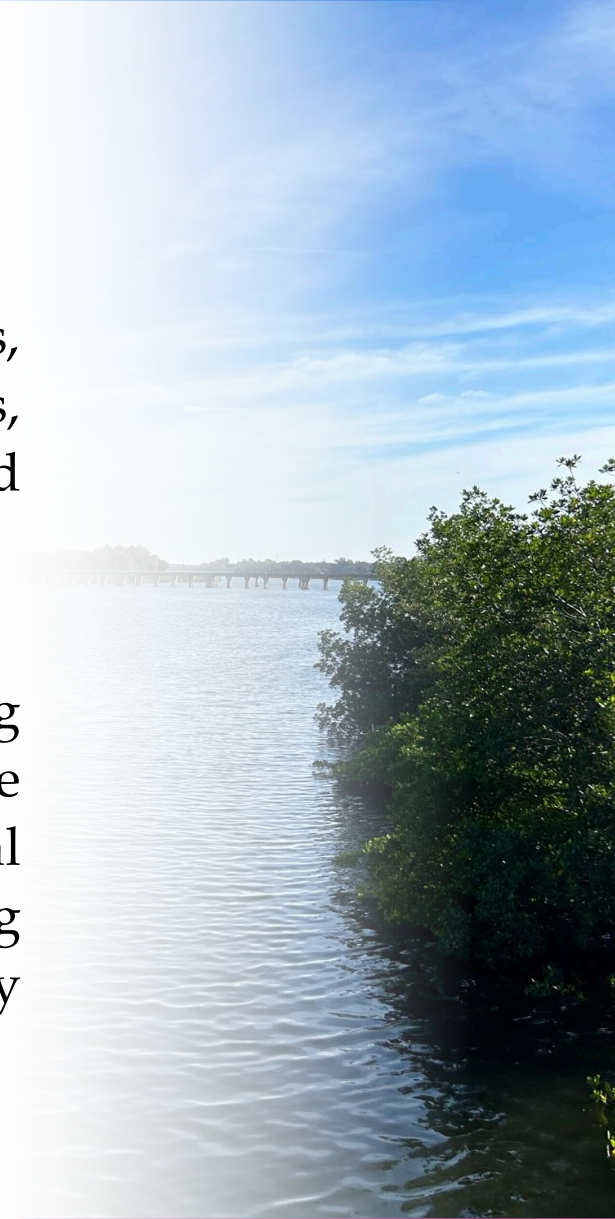
In 2020, we will have recognized and fostered an economically diverse community that includes additional residential, commercial, office and industrial development accomplished through planned growth. We have supported a mixture of old and new residential, both large lot with individual homes and higher density developments in appropriate areas as well as commercial, industrial development and viable agricultural uses. New development and redevelopment will have been encouraged that fits the characteristics of the existing and historic Community. Community centers, sports complexes, parks, greenways, water-way accesses have been established that provide a wealth of services and recreational opportunities to the Community.”

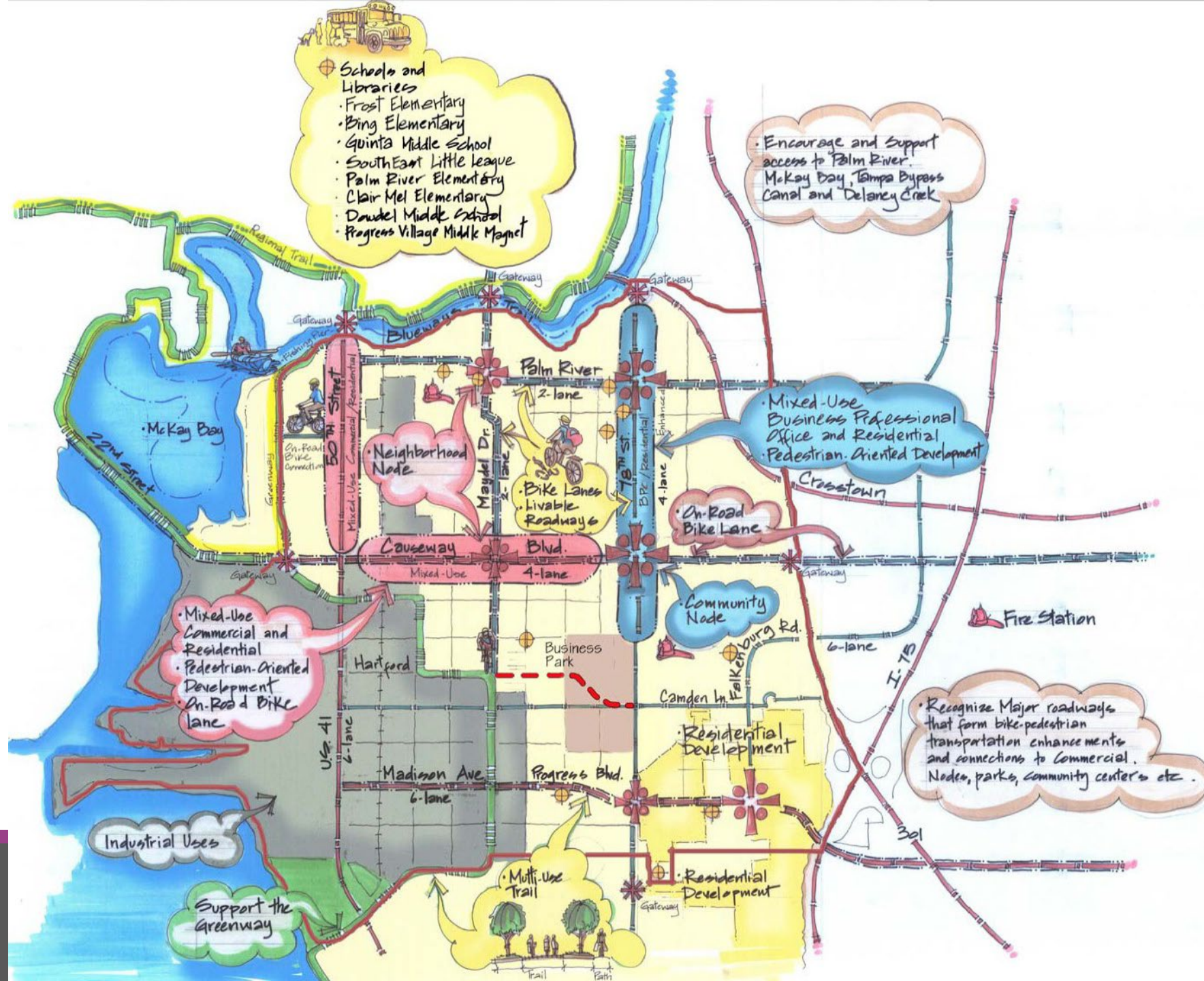


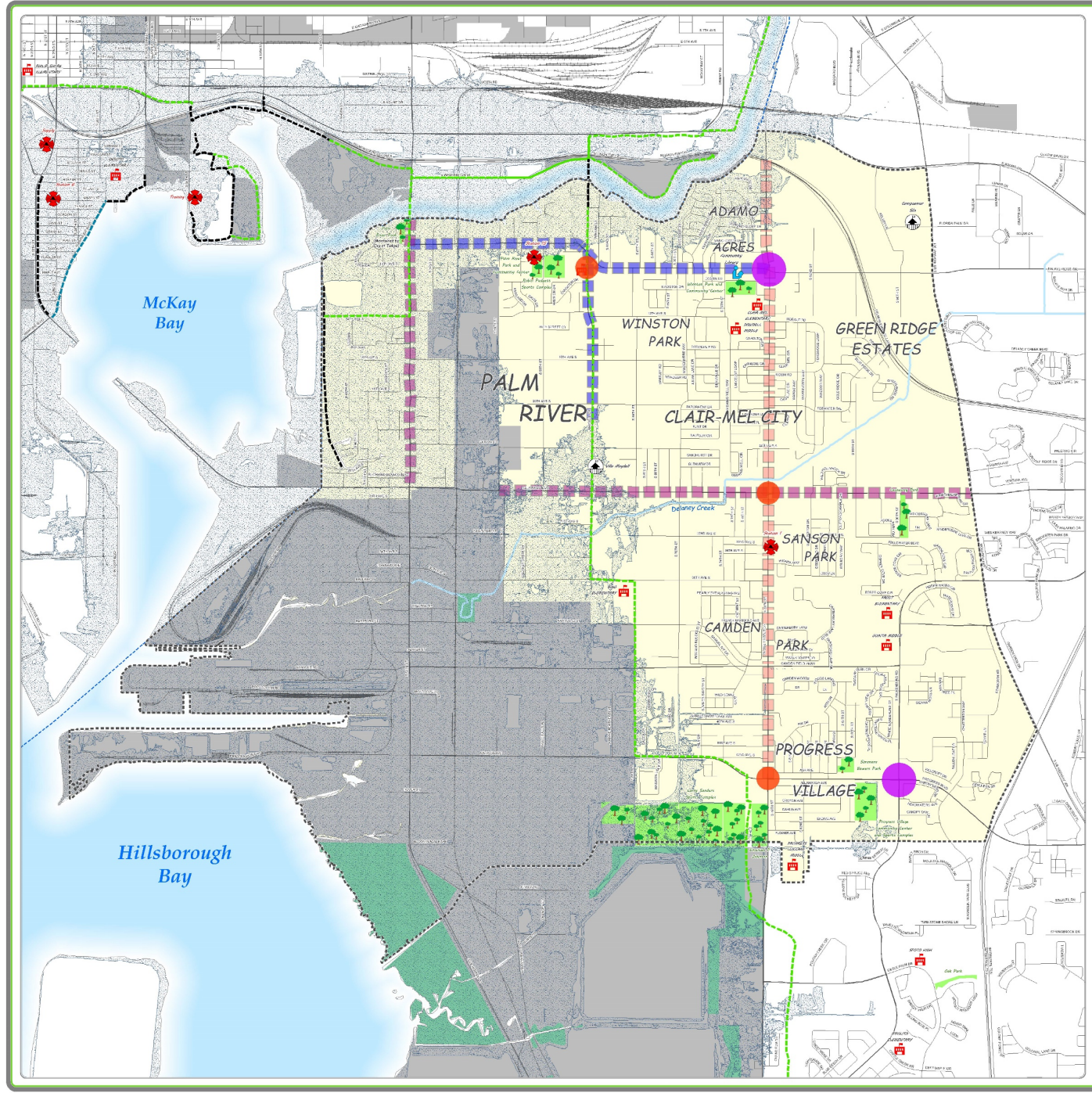
Proposed Community Plan: Vision Statement

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.







HILLSBOROUGH COUNTY, FLORIDA
**PALM RIVER-PROGRESS VILLAGE
 COMMUNITY PLAN**

**CONCEPT MAP
 DRAFT**



LEGEND

- Neighborhood Nodes
- Community Nodes
- Canopy Road
- Mixed Use Corridors
- Office Commercial Overlay
- Trail - Existing
- Trail - Planned/Funded
- Trail - Planned/Unfunded
- Trail - Conceptual
- Railroad
- School
- Library
- Fire Station
- Park
- Water
- Historic Resource
- Natural Preservation
- Coastal High Hazard Area
- Industrial Lands (Including Port of Tampa activity area)
- Greater Palm River Area

LOCATOR MAP AND REFERENCE INFORMATION



PLANNING: Federal Emergency Management Agency (FEMA)
 © 2014 Tampa Bay Water. Planning Council. Effective June 28, 2013.
 JURISDICTION: HILLSBOROUGH COUNTY, FLORIDA. Hillsborough County City-County Planning Commission. Contact by phone: 813.263.2222.
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Author: CAI/ARC
 Date: 11/27/2023
 File: C:\projects\palmriverprogress\communityplan\conceptmap.dwg

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Proposed Community Plan Recommendations

Renaming of the Community Plan

- Palm River-Progress Village Community Plan

Updating Vision Statement and Concept Map

- Identifying neighborhoods on Concept Map

Combining related goals to focus efforts

- Combining Planning, Infrastructure, and Transportation Goals to better address growth



Adopted Community Plan: Goals



Infrastructure
and Utilities



Crime and
Public Safety



Traffic/
Transportation



Parks and
Recreation



Planning and
Growth



Economic
Development



Senior, Social,
Health-Medical
Services and
Schools

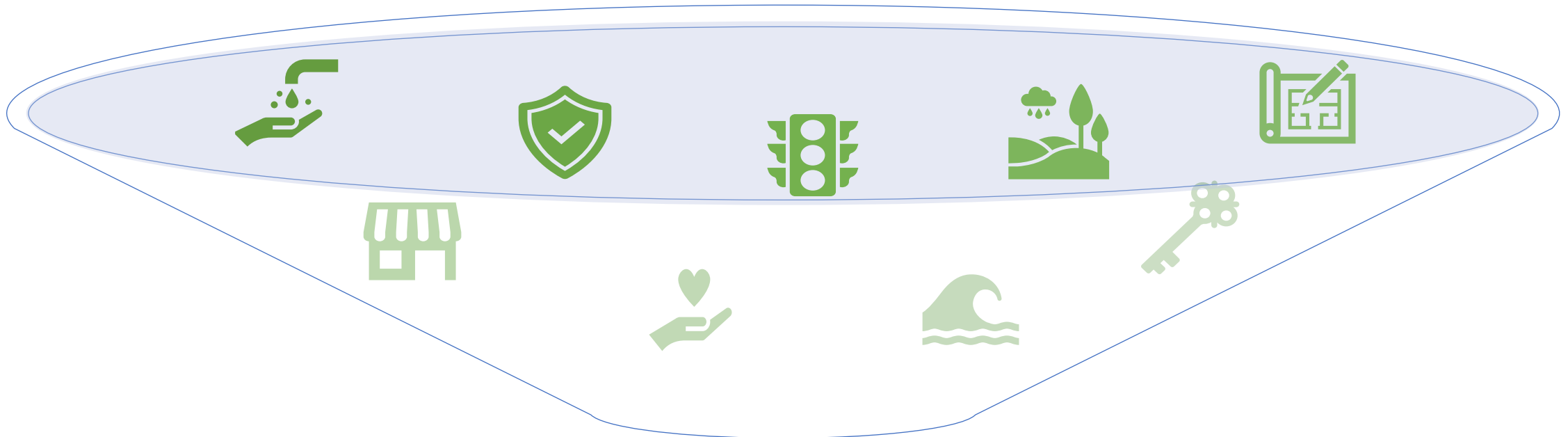


Environment
and Natural
Resources



Historic
Preservation





BALANCING THE GROWTH OF THE BUILT ENVIRONMENT



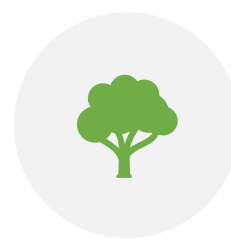
CREATE AND MAINTAIN A SAFE AND SECURE COMMUNITY



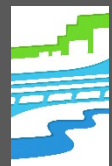
FOSTER COMMUNITY CHARACTER AND IDENTITY



SUPPORT DIVERSE ECONOMIC GROWTH



PROTECT AND MAINTAIN NATURAL & OPEN SPACES





BALANCING THE GROWTH OF THE BUILT ENVIRONMENT

- Water & Sewer expansion
- To improve mobility & Truck Routes regulation
- Planning, Zoning, and Land development



CREATE AND MAINTAIN A SAFE AND SECURE COMMUNITY

- Continued Sherriff outreach programs
- Code enforcement
- Safety on roads and in neighborhood through design



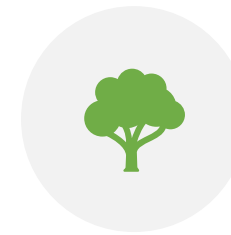
FOSTER COMMUNITY CHARACTER AND IDENTITY

- Historic preservation strategies
- Communication and education strategies
- Utilize community resources



SUPPORT DIVERSE ECONOMIC GROWTH

- Strategies to balance port activity and residential growth
- Promote small businesses



PROTECT AND MAINTAIN NATURAL & OPEN SPACES

- Supporting natural Environment and waterway protections
- Call for parks and recreation opportunities



Proposed Community Plan Recommendations

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Updating Vision Statement and Concept Map

- Identifying neighborhoods on Concept Map

Combining related goals to focus efforts

- Combining Planning, Infrastructure, and Transportation Goals to better address growth

Clarifying strategies

- Relocating action items to a separate document





Next Steps

December 2023

- Community-Wide Meetings
- Open to meet with Community Organizations & Individuals

January 2024

- Open to meet with Community Organizations & Individuals
- Finalize Draft of Updated Community Plan

Winter 2024

- Start Comprehensive Plan Amendment Process
- Planning Commission and BOCC Briefings
- Final Community Meeting(s) if necessary*
- Planning Commission and BOCC Public Hearings



We want your feedback!



Prioritize the Updated Goals

- Show us using the sticker dots and tell us why.



Updated Vision Statement and Concept Map

- Provide us your thoughts on the map using the post it notes.



Did we miss anything?

- Write them down on the board or on the sheet in your packet.



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