

DAVIS ISLANDS COMMUNITY PLAN...

a shared vision of our future



June 6, 2007
Vision and Strategic Actions

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Introduction

On June 6, 2007, the community of Davis Islands approved a vision plan for the future of islands, the *Davis Islands Community Plan*. Following the community's approval, Tampa City Council approved the plan on November 15, 2007.

The Davis Islands Community Plan calls for the establishment of a Stewardship Team to oversee implementation. To implement a vision plan, actions for achieving the vision must be identified and prioritized.

As its first item of business after forming in January 2008 and at the direction of the City Administration, the DI Plan Stewardship Team developed Strategic Actions as the implementation component of the Community Plan. The Stewardship Team sought input from all community stakeholders and from City staff, completing the work on June 25, 2008.

The complete plan, with the approved vision and the implementing strategies, can be viewed at the Davis Islands Civic Association website, dicivic.org/plan.

The plan is structured as follows:

- 1. VISION:** The Vision for the future of Davis Islands is described in this chapter, organized by the following ten focus areas: Community Identify; Getting Around; Parks, Recreation and Open Space; Environmental Protection; Community Appearance; Heritage; Village Center; Homes; Utilities; and People. Each vision statement is identified by a number and letter.
- 2. STRATEGIC ACTIONS:** The strategies to implement the vision are identified in this chapter, in table format. Each strategy is cross-referenced to the vision statement(s) which the strategy is intended to implement.
- 3. FUNDING IMPLEMENTATION:** A brief discussion on funding implementation of the plan is contained in this concluding chapter.

Neighborhood Planning Task Force members who participated in developing the vision include: Lee Medart, Gary Brown, Lisa DeVitto, Pam Tayon, Jeffrey Siewert, Charner Reese, Dennis Cavanaugh, Henry Gill, Lorraine Smith, Sheila Spicola, Charles Touchton, Renae Tvedt, Kathryn Walsh, Phyllis Pacyna, Renee Meehan, Jim Fleming, Andy Hayes, Ralph LaBarta, and Mike Callahan.

Stewardship Team members who participated in preparing the strategies include: Bill Sharpe (DI Community News), Jennifer Dehnert (DI Chamber of Commerce Alternate), Jean Freeman (DI Garden Club), Cheryl Eagan (Tampa General Hospital), Paul Phillips (Peter O. Knight Airport), Vince Palori (resident), Laurie Potier-Brown (City of Tampa Parks and Recreation Department), Neil Cosentino (resident), Gary Brown (resident), Pam Tayon Colker (resident), Jeffrey Siewert (resident), Jennifer Fadal (DI Chamber of Commerce) and Charner Reese (DI Civic Association).

DAVIS ISLANDS... a shared vision of our future

A Small Town Only a Bridge Away - *Worlds away yet so close, the Islands offer a beautiful blend of past, present and future. Small, self-contained, with spectacular water views, a quaint village center and caring people, Davis Islands is the perfect place to raise a family and grow old gracefully.*

1. COMMUNITY IDENTITY



a. Davis Islands has a small town character with a strong community identity that has been protected and enhanced over time.



b. The Islands community has a pleasant scale and a village center, as one would expect with a small town, with buildings oriented to the street and designed for pedestrians.



c. Davis Islands has many amenities that are important to its small town character and community identity. They include: a hospital, airport, yacht club, public marina, swimming pool, water front parks, a center for business and urban living, green space, trees, outdoor space, gathering spaces, water views, and historic structures.



d. Public access to and views of the water from public lands and rights-of-way are an important part of the community's identity.



e. The beautiful tree-lined streets, with restored old-fashioned street lights and sidewalks, reflect the Islands unique history and heritage.



f. While it's easy to move around by car, the Islands are safe and convenient for pedestrians and bicyclists.



g. Davis Islands' location, close to downtown, an airport, a yacht club, and a hospital, make it convenient for residents and a desirable place to visit. Yet visitors do not disrupt the balance and harmony of the community.

2. GETTING AROUND



a. Getting around Davis Islands is safe. Speeding is not a problem, and pedestrians and bicyclists are respected, not threatened. Parents feel comfortable letting their children travel around the Islands freely.



b. Elements that make walking and bicycling good experiences are protected and enhanced to make a more livable place.



c. Facilities and amenities of Davis Islands can be traveled to easily and pleasantly.



d. There are many choices for traveling around Davis Islands as well as to and from the Islands, including walking, running, skating, bicycling, boating, driving, bus, and air travel. All of these choices are maintained with facilities located and built in harmony with the community.



e. Parking is a commodity that is carefully managed. The problems of parking shortages, negative impacts of truck loading zones and poor physical appearance of parking lots have been resolved.



f. Attractive and innovative traffic calming designs narrow the flow of traffic and slow it down.

3. PARKS, RECREATION AND OPEN SPACE



a. Islanders are a healthy, mobile and physically active group of people, and the public parks, recreation facilities and open spaces are well used and enjoyed.



b. The limited public parks are protected in perpetuity, kept in the public domain, never to be converted to non-park and recreation uses, including waterfront park lands.



c. The Islands' public parks are beautiful, green and well maintained.



d. Recreation facilities blend in with the Islands' built environment, are well maintained, have minimal negative impact on surrounding uses, and serve the recreational program needs of the community.



e. Historic recreation buildings, such as the swimming pool, have been restored.



f. New recreation facilities, including a community/recreation center, have been carefully planned with community input. Recreation facilities and programs at the new center accommodate the needs of Islanders throughout every stage of life.



g. Part of the open space system is a linear park, or greenway, with a path along the eastern waterfront connecting park facilities and other destinations and re-establishing, for the enjoyment of all, the continuous ribbon of green D.P. Davis planned along Seddon Channel.



h. The public parks, recreation facilities and open spaces along the water have been designed to preserve as much of the water view and access as possible, and are sensitive to the effect each may have on the water views of surrounding uses.



i. The Islands' parkways (the land between the street and the sidewalk) are attractive streetscapes, adding to the beauty of the Islands open spaces and public realm.

4. ENVIRONMENTAL PROTECTION



a. The health of Hillsborough Bay is important to Davis Islanders, because it is the bay that surrounds and defines the Islands.



b. The water is clean and people can fish, sail and swim in it safely. Manatees are occasionally sighted, and they are protected. Water access points are kept clean of litter, and run-off into the bay is minimized. Drainage is filtered and sedimentation is cleaned from the canals regularly.



c. Islanders walk and bike frequently, reducing the use of the automobile and contributing to the environmental quality of the Islands.



d. The quality of stormwater run-off into the bay and canals has been improved because innovative technologies are employed to greatly reduce pollutants and sediment run-off.

5. COMMUNITY APPEARANCE



- a. Davis Islands is a beautiful community, with a thoughtfully planned balance of different uses that are integrated with one another and functional.



- b. Buildings are predominately low-scale in height, oriented to the sidewalks, and designed to be pedestrian friendly, with some higher scale pre-existing buildings present.



- c. The automobile is an important means of transportation without detracting from pedestrian space. For example, in commercial, mixed use and multifamily areas, parking spaces are provided on-street, behind buildings or in nearby, but hidden, parking structures, rather than between building and sidewalk.



- d. Community standards for buildings and storage are maintained through active code enforcement.

6. HERITAGE

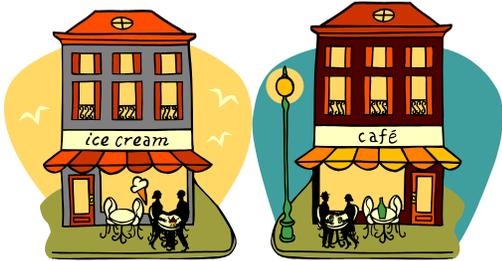


a. The Islands unique history and heritage are embraced by residents, and historic structures and design elements are protected voluntarily.



b. Key elements of the founder's (D.P. Davis') plan that needed repair have been restored or recreated. The bridges and the streetlights are reminiscent of the 1920's, and the Mediterranean Revival architecture is preserved.

7. VILLAGE CENTER



a. The village center is the heart of the community. Islanders come to the village often to shop, dine, socialize and celebrate. It is one of the places that embody the Islands' small town feeling and character. Parents feel comfortable letting their children go there. People of all ages like the goods and services offered in the village center and the ability to sit and enjoy the street life.



b. You know immediately when you have entered the village center. The landscaping, street design, lighting, signage, street furniture and other accent features clearly define it as the center of the Islands. Automobile traffic travels slowly through the village center, and no one feels their safety is threatened.



c. Buildings are constructed in a traditional town center manner. They are built up close to wide sidewalks. Buildings have awnings, overhangs and arcades to protect people from the natural elements. There are shops on the ground floor and sometimes offices and apartments above. There is on-street parking and additional parking is shared and located conveniently nearby and out of site.



d. The sidewalks are the public domain with beautiful lighting, comfortable benches and tables shaded by trees, bicycle racks, water fountains and trash receptacles. People can safely and conveniently cross from one side of the boulevard to reach the shops and offices on the other side.

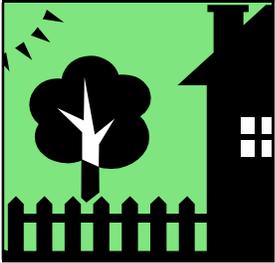


e. Davis Islanders have a mutual caring and supportive feeling for their village center. They patronize the shops and offices, and the business owners support community activities. The Islanders particularly enjoy independently owned businesses and they work with the local chamber of commerce and property owners to help attract a good mix of businesses to serve the community.



f. The village center and the surrounding residential uses live in harmony. The negative effects, such as traffic, parking, loading/unloading, noise, trash disposal and litter, have been resolved.

8. HOMES



a. Davis Islands is predominately single-family detached housing. Landscaped, green front yards extend to the public domain of the sidewalks and streets. Neighbors socialize and children play on the lawns, the sidewalks, and even the streets.



b. Multi-family dwellings and townhouses are part of the housing mix, but are limited and attractively designed and planned to blend in with the Islands and encourage social interaction.



c. People can live their entire lives on Davis Islands. The housing stock reflects the different needs throughout the various cycles of life.

9. UTILITIES



a. All overhead wires, including cable, electric and telephone lines, are now buried underground to protect against coastal hazards and to improve the appearance of the community.



b. Pedestrian scale street lights adorn the public streets.



c. Old public infrastructure has been replaced or upgraded.

10. PEOPLE



a. Davis Islanders actively participate in community events and government meetings. Islanders expect to be consulted before outside interests do anything on the Islands that might affect the quality of life.



b. Islanders enjoy their traditions and celebrations, and they strengthen their sense of community through participation.



c. Islanders have a caring, somewhat protective relationship with the business community. Many know business owners and patronize the businesses frequently. Successful business owners understand this unique relationship with residents, and the two work hand-in-hand to protect and enhance the character of the community.



d. Public spaces provide gathering places where Islanders of all ages can come together, whether by a random chance meeting or at a planned event. Gathering places range from the public parks and recreation facilities to the village center, benches along the waterfront, and tree-lined sidewalks where people can stop and greet each other. These spaces have been carefully planned to encourage social interaction and allow neighbors to easily look out for each other.



e. Kiosks have been strategically placed in public spaces to notify the community about upcoming events.

DAVIS ISLANDS VISION MAP



- Public Parks, Recreation & Open Space
- Greenways
- Major Bikeways & Pedestrian Ways

- Village Center
- Views

- Major Institutional/ Public
- Mixed Uses
- Single-Family Residential



DISCLAIMER
CONCEPT MAP ONLY

The intent of this map is to display in a graphic form the concepts described in the Vision Statement for Davis Islands. Icons, symbols, and colors used throughout the map are not to be interpreted as representing any specific property, but as a general geographic location. Nor should any specific color be interpreted as meaning a specific future land use designation.

Map Designed by David Ivy

A Structure for Achieving the Vision

On a daily basis, individual residents, business leaders, investors, community organizations, elected officials and government agencies make decisions that can impact Davis Islands and how it grows and changes over time. The Vision of the *Davis Islands Community Plan* provides a framework for making those decisions. If consistently used to weigh whether a particular action would move the community toward achieving the plan's Vision, then the Vision will more likely become reality in the future.

Another function of the Vision is as a guiding document in the identification of specific strategies for achieving the Vision. Examples of types of strategies are capital improvements, new policies or programs, or revisions to local laws, ordinances, land development codes or technical manuals. Development and implementation of any specific strategy will require the full participation of the community to steer the course in the desired direction.

With approval of the *Davis Islands Community Plan* by City Council on November 15, 2007, a number of entities, both

private and public, will be involved in leading implementation of the plan, depending on their areas of jurisdiction, including the Davis Islands Civic Association, the Davis Islands Chamber of Commerce, Tampa City Council, the Mayor of Tampa, and other governmental authorities.

The Davis Islands Civic Association provides members opportunities to be involved in plan implementation activities and guides implementing actions within the association's jurisdiction. The Civic Association also works with other entities, both public and private, involved in implementation.

Opportunities for involvement are also available through participation on the City of Tampa's DI Plan Stewardship Team, which is responsible for guiding and coordinating plan implementation. The Team is comprised of representatives of stakeholder organizations and individuals on Davis Islands.

Strategic Actions

The strategic actions necessary to attain the Vision are described in table format on the following pages. These strategies are organized around the ten focus areas identified in the Vision, which are:

Community Identity
Getting Around
Parks, Recreation and Open Space
Environmental Protection
Community Appearance
Heritage
Village Center
Homes
Utilities
People

Implementation strategies are identified for each of the focus areas and are cross referenced with the relevant vision statement(s). In addition to a description of each strategy, the type of action the strategy represents and the lead implementing entity(ies) are identified in the table. Also, overarching themes are identified to organize the strategies and amplify their meaning. It should be noted that some of the identified strategies relate to vision statements in more than one focus area because of overlapping objectives inherent in the areas of focus.

At the end of each year, the Stewardship Team reviews implementation progress and updates the status of implementation for the various strategies on which work was been undertaken during the year.

If progress has been made to implement a strategy, it will be noted in the table in capital letters, following the detailed description of the strategy. For example, if work is underway to implement a strategy, the term "UNDERWAY" will be used. If the strategy has been implemented, the term "COMPLETED" will be indicated. Other terminology describing the status of strategy implementation might include "ON-GOING", "PARTIALLY COMPLETED", etc. This record of implementation progress is a cumulative record, not just one year's worth of effort.

Throughout the year, the Team notes any strategic action that is not achieving its intended outcome due to factors such as changed conditions, new information that reveals infeasibility, or other conditions. In such cases, the Team will deliberate whether to revise or delete the strategy, or delete and add a new strategy to achieve the vision statement it is intended to address. These kinds of changes to the plan's strategic component, if needed, are made as part of the annual update.

STRATEGIC ACTIONS

Table of Implementing Strategies and Implementation Status, by Focus Area

1. Community Identity						
Vision Statement(s)	Item #	Theme	Strategy	Description/STATUS	Type of Action	Lead Entity(ies)
1.a, 1.d, 1.e, (5.b, 7.a, 7.b., 7.d)	1.1	Protection and Enhancement	Protect/Enhance Community Identity within Public Spaces	By appropriate means (e.g., master plan, code), protect and enhance the community's identity within public spaces, with emphasis on waterfront access, sidewalks, landscaping (tree locations, view sheds, buffers, canopy), lighting and amenities. (Also, see Strategies 5.2, 7.1 and 7.2)	Master Plan or Code	Tampa Planning Dept
1.a	1.2	Community Participation	Stakeholder Involvement	Encourage stakeholder involvement in community decision-making, thereby strengthening community participation in protecting the community's character. ON-GOING	Outreach through various communication media	Stewardship Team
1.f	1.3	Safety	Speed Limit Enforcement	Place an emphasis on enforcing speed limits to help create a safe environment for pedestrians and cyclists.	Police Enforcement	Police Dept/ Transportation Dept
1.c, 1.d	1.4	Fully Functioning Marina	Finish Build Out of Marina and Include Amenities	Promote the utilization of the Marjorie Park Marina by completing the build out of the marina and include appropriate amenities.	Capital Improvement	Parks and Recreation
1.a, (2.d, 2.e)	1.5	On-Islands Transit; Character	Islands Shuttle	Create an Islands shuttle system for locals and visitors to travel to and from destinations on the Islands. Can originate from off-islands. Shuttle's appearance should reflect the community identity and character. (Also see Strategy 2.16) TO BE ADDRESSED AS PART OF FBC PROCESS	Capital Improvement	HART
1.d	1.6	Waterfront Access	Acquisition of Seddon Channel Waterfront Property	Seek to acquire/encourage donation of waterfront parcels or easements across such parcels along Seddon Channel between Arbor and Barbados which are not already in the City parks system, to increase public access to the water.	Land Acquisition	Tampa Real Estate Dept

2. Getting Around

Vision Statement(s)	Item #	Theme	Strategy	Description/STATUS	Type of Action	Lead Entity(ies)
2.b, 2.d, (1.f, 4.c, 6.b)	2.1	Connectivity, Bike-Ped Friendly	Bike-Pedestrian Friendly On/Off Bridges and Improved On/Off Traffic	When Davis Islands' on/off bridges need to be replaced or significantly modified, design the new bridges and the approaches to these bridges with pedestrians and cyclists as well as motorists in mind, and accommodate peak traffic to and from hospital.	Capital Improvement	Tampa Transportation Dept
2.a, 2.b, 2.d, (1.f 4.c), 2.f	2.2	Connectivity, Bike Friendly, Traffic Calming	Designated Bike Lanes	If, upon a "complete streets" evaluation, adequate right-of-way exists, stripe Davis, West Davis, East Davis (except within the business district) and South Davis boulevards for bike lanes in a manner that will also allow on-street parking to the greatest extent possible. Also see Strategy 2.7. PARTIALLY COMPLETED	Capital Improvement	Tampa Transportation Dept
2.a, 2.b, 2.d, (1.f, 4.c)	2.3	Connectivity, Pedestrian Friendly	Protected/Enhanced Sidewalk System	Preserve and improve the walkability of the islands by eliminating sidewalk gaps and repair damaged sidewalks. ON-GOING	Citizen requests to Sidewalk Program	Residents & Tampa Transportation Dept
2.a, 2.b, 2.d, (1.f, 4.c)	2.4	Connectivity, Pedestrian Friendly	Protected/Enhanced Sidewalk System	Preserve and improve the walkability of the islands by installing a sidewalk in front of 1 Davis Blvd. COMPLETED	Sidewalk Program	Tampa Transportation Dept
2.a, 2.b, 2.d, (1.f, 4.c)	2.5	Connectivity, Pedestrian Friendly	Protected/Enhanced Sidewalk System	Preserve and improve the walkability of the islands by adding a sidewalk that connects to the trail along park property on Martinique Ave. COMPLETED	Sidewalk Program	Tampa Transportation Dept
2.a, 2.b, 2.d, (1.f, 4.c)	2.6	Connectivity, Pedestrian Friendly	Protected/Enhanced Sidewalk System	Preserve and improve the walkability of the islands by continuing and completing the City program to comply with ADA requirements to install sidewalk ramps at road crossings for all sidewalks on the islands. ON-GOING	Sidewalk Program	Tampa Transportation Dept
2.a, 2.b, 2.d, (1.f, 4.c)	2.7	Connectivity, Pedestrian Friendly	Protected/Enhanced Sidewalk System	Preserve and improve the walkability of the islands by protecting the continuous, concrete public sidewalk system in the following ways: a) prevent removal of sidewalk to install decorative driveways, b) restore sidewalks to original location when existing decorative driveways deteriorate, c) retain the width of the wide boulevard sidewalks as originally designed, and d) when constructing or reconstructing sidewalks do not concede right-of-way to private property owner by any manner.	Amendment to development code and technical standards.	Tampa Transportation Dept
2.a, 2.b	2.8	Pedestrian	Safe Crosswalks	1) Evaluate and modify the crosswalks at the base of / near	1) Study	Tampa

		Safety		the bridges onto the Islands to make them safer for users to cross (e.g., better pedestrian lighting); and 2) add crossings to other appropriate locations, particularly along Davis Blvd. PARTIALLY COMPLETED	2) Capital Improvement	Transportation Dept
2.b, 2.c, 2.d, (1.f)	2.9	Accommodation	More Bike Racks at Destinations	Provide bike racks at destination points to increase convenience, encourage bicycle use, and decrease demand for parking spaces. PARTIALLY COMPLETED	Capital Improvement	Tampa Transportation Dept
2.a, 2.c, 2.e	2.10	Sufficient Parking; Safety	Ballfield Complex Parking and Access	Address parking congestion and safety at the Bayshore Little League ballfield complex by: a) adding a sidewalk along Barbados between Columbus Drive and Channel Drive, b) adding diagonal parking on Barbados next to the sidewalk, and c) removing the fence along the channel and constructing a channel side walkway that provides additional access to the ballfields.	Capital Improvement	Tampa Transportation Dept/Parks Dept
2.a, 2.f	2.11	Traffic Calming, Bike/Ped Safety	Boulevards as Complete Streets	Conduct a Traffic Calming/Complete Streets evaluation of the boulevards with feedback from the community, in order to identify appropriate, attractive traffic calming and complete street measures which do not include speed bumps or speed tables. COMPLETED	Planning & Design Concepts – traffic calming evaluation	Tampa Transportation Dept
2.a, 2.f	2.12	Traffic Calming	Traffic Calming Implementation	Based on the Traffic Calming/Complete Streets evaluation, implement traffic calming/complete streets improvements in the City's Capital Improvement Program. PARTIALLY COMPLETED	Capital Improvement	Tampa Transportation
2.e	2.13	Parking	Sufficient Parking in Village	See Strategy 7.3 TO BE ADDRESSED AS PART OF FBC PROCESS	---	---
2.e	2.14	Truck-loading Zones	Reduction of Truck-loading Effects on Adjacent Residents	1) Identify existing conditions that negatively impact residents adjacent to truck loading zones in the Village Center; 2) Identify improvements that would reduce or eliminate those impacts and estimate their cost; and 3) Propose these improvements to businesses whose truck loading zones are negatively impacting neighboring residents.	Study	DICC
2.e, (5.a, 7.c)	2.15	Parking	Improved Appearance and Efficiency of Existing Parking	See Strategies 5.1 and 7.3 TO BE ADDRESSED AS PART OF FBC PROCESS	---	---

2.d, 2.e	2.16	Transport Choices/ Parking Demand Reduction	Islands Shuttle	Encourage the establishment of a circulating shuttle to take people to and from destinations on the Islands. (Also see Strategy 1.5) TO BE ADDRESSED AS PART OF FBC PROCESS	Capital Improvement	HART
2.d	2.17	Transport Choices	Convenient Air Travel	Continue to provide convenient air travel opportunities that are economically feasible and in harmony with the community. ON-GOING	Program Implementation	Hillsborough Aviation Authority

3. Parks, Recreation and Open Space

Vision Statement(s)	Item #	Theme(s)	Strategy	Description/STATUS	Type of Action	Lead Entity(ies)
3.b	3.1	Preservation	Better Protection of Parks from Conversion to Other Uses	Use St. Petersburg's park protection methods as the model for better protection (See Appendix A for park protection comparison). At a minimum, the City of Tampa should: 1) place park protection provisions in the City Charter, 2) adopt by ordinance a map delineating designated parks and the types of park uses allowed on those properties, and incorporate the map in the City Charter by reference, with public hearings required for any substantial change of park use and a super majority vote of City Council to change the use; 3) add the following parks and park additions to the designated park list: a) Welcome Home Park (landscaped open space at base of Davis Islands bridges, b) Channel Drive Linear Park (ribbon of green between Channel Drive and the seawall), and c) Seaplane Basin Park addition (ribbon of green between seawall and Severn Avenue south of airport terminal); 4) require a city-wide referendum for any sale or lease of mapped park land for more than 5 years for commercially zoned property and 3 years for residentially zoned property; and 5) eliminate Section 16-152, an existing ordinance provision which states that a referendum shall not be required to lease dedicated park property for park related uses, public purpose uses or governmental uses.	Charter and Ordinance Amendments	City Council
3.g, 3.h	3.2	Connectivity; Waterfront Access	<p>1. Seddon Channel Waterfront Walkway</p> <p>2. Paved Trail from Channel Dr to Seaplane Basin Park Beach</p>	<p>1. Improve access to Davis Islands' waterfront by reconnecting Davis Islands' original 55-acre waterfront park along Seddon Channel via an attractive, safe channel side walkway from the hospital to Barbados Avenue and a waterfront sidewalk along Channel Drive to trail at So. Davis Blvd. Include benches, trash receptacles, and attractive pedestrian scale lighting reminiscent of the style of light pole and globe formerly used on Davis Islands. PARTIALLY COMPLETED</p> <p>2. Build a multi-use path to along South Davis Boulevard to Seaplane Basin Park beach to provide improved access and a safe travel for pedestrians, cyclists and skaters. Link to the Channel Drive walkway (described above). Work with the Aviation Authority, to utilize land between the airport and road</p>	<p>Capital Improvement</p> <p>Capital Improvement</p>	<p>Transportation Dept and Park & Rec Depts.</p> <p>Public-Private Partnership to raise remainder of funds needed: -DICA to partner with a 501c(3) foundation to conduct capital fundraising</p>

				along South Davis Boulevard and Severn Avenue for the trail and generally follow the proposed trail route through the park described in the 2000 Seaplane Basin Park Plan. PARTIALLY COMPLETED		campaign. -City to secure grants and other funding and to lead design and construction.
3.c	3.3	Beautification	Art in the Parks	Commission and installed art, such as outdoor sculptures of marine life, at appropriate locations, including Welcome Home Park, Seaplane Basin Park, Apex Park and Roy Jenkins Pool green space.	Capital Improvement	Tampa Public Art Program & Parks Dept.
3.c, (1.c)	3.4	Beautification	Seaplane Basin Park Entry Feature	Design and install an attractive park identification feature near the intersection of Martinique and Severn. COMPLETED	Capital Improvement	Tampa Parks Dept
3.c	3.5	Beautification	Seaplane Basin Park Landscaping Enhancement	Continue to add native trees and other native plants to the Seaplane Basin Park landscape, consistent with DICA's 2000 Seaplane Basin Park Concept Plan. ON-GOING	Capital Improvement	Tampa Parks Dept
Community Tree Program Implementation)	3.6	Beautification	Continuation of City Tree Planting Program	Continue City Tree Planting Program in parkways and other public spaces. And, plant shade trees near public benches which are not already shaded. ON-GOING	Community Tree Program	Tampa Parks Dept & DICA
3.e, (2.e, 6.b)	3.7	Historic Restoration; Facilities Improvement	Historic Roy Jenkins Pool and Grounds Renovation	1) Evaluate, and 2) Restore the pool building in keeping with its Spanish Mediterranean architecture; make the facility ADA accessible; upgrade plumbing and install a water heater for year around pool use. Increase parking on alley-side of green space. COMPLETED	1) Study 2)Capital Improvement	Tampa Parks Dept Public-Private Partnership to raise funds. -DICA to partner with 501c(3) foundation and conduct capital fundraising campaign. -City to secure other funding and lead design and construction.
3.d, 3.g, 3.h	3.8	Facilities Improvement	Redesigned Tennis Facility	Redesign/renovate building to: a) take better advantage of waterfront views, b) provide space between building and waterfront for a waterfront walkway, c) and possibly add square footage to the building to include community center programming (Also see Strategy 3.	Capital Improvement	Tampa Parks Dept

3.c, 3.d	3.9	Facilities Improvement	Marjorie Park Picnic Shelter Replacement	Replace the rusting metal picnic shelter overlooking Seddon Channel and associated amenities with wooden picnic shelter and amenities.	Capital Improvement	Tampa Parks Dept
3.d, (10.d)	3.10	Facilities Improvement	Seaplane Basin Park Amenities	Install park amenities at Seaplane Basin Park, as called for in the 2000 Seaplane Basin Park Concept Plan. Provide public restrooms at the boat ramps, extend trail to beach, and build an airport-themed tot-lot between north parking lot and basin in on the west side of the park and retain open space on west side of park for use as a gathering place and as a multi-purpose field (without structural improvements) for pick-up soccer, softball and touch football. (Also see 3.14)	Capital Improvement	Tampa Parks Dept
3.f	3.11	New Facility	Community/Recreation Center	1) Conduct study, and 2) hold community workshop to develop concepts to help site a public recreation/community center somewhere along Seddon Channel north of Barbados that can offer desirable recreation programs for all ages and provide public community meeting spaces of adequate size. Ensure design concept is compatible with surroundings and includes cost estimate. 3) Design and construct a recreation/community center.	1) Study with design concepts and estimated costs 2) Community Workshops 3) Capital Improvement	1) and 2) Tampa Parks Dept 3) Public-Private Partnership to raise funds needed: -DICA to partner with 501c(3) to conduct capital fundraising campaign. -City to secure grants and other funding and to lead design and construction.
3.f	3.12	New Programs	Variety of Recreation Programs	At the new Community/Recreation Center and at other public recreational facilities on Davis Islands, such as the pool, offer programs residents want.	Recreational Programming	Tampa Parks Dept and possibly other partners (e.g., YMCA)
3.d, 3.f	3.13	New Facility	Airport-Theme Playground at Seaplane Basin Park	Design and install a playground at Seaplane Basin Park similar to the new Albert Whitted playground in St. Petersburg. Locate the playground adjacent to trail and parking on the west side of the basin.	Capital Improvement	Tampa Parks Dept, POK
3.d	3.14	Adequate Programming	Programming at RJP	Advocate for aquatic programming at Roy Jenkins Pool that meets the needs of the community; Identify and allocate adequate funding in the City's operational budget to meet programming needs. COMPLETED	Operational Budgeting	Pool Users and Community Groups; Tampa Parks Dept.

4. Environmental Protection

Vision Statement(s)	Item #	Theme	Strategy	Description/STATUS	Type of Action	Lead Entity(ies)
4.a, (3.i)	4.1	Environmental Improvement	Exotic, Nuisance Plant Removal	Re-institute the City program to remove exotic, nuisance plant species, such as Brazilian Pepper and punk trees, from public open spaces, including parks, shorelines and parkways.	New Program	Tampa Parks Dept
4.a, 4.b	4.2	Environmental Improvement	Shoreline Enhancement	Enhance park shoreline through such methods as salt marsh plantings and oyster reef construction, where appropriate, at Seaplane Basin Park.	Volunteer Action	Possibly Tampa Bay Watch, POK
4.c	4.3	Auto Emissions Reduction	More Frequent Walking, Bicycling, Mass Transit to Destinations	SEE 'GETTING AROUND' STRATEGIES.	---	---
4.d	4.4	Environmental Improvement	Stormwater Treatment Retrofit	Develop and implement a stormwater treatment retrofit plan for Davis Islands that employs innovative treatment techniques to improve the quality of stormwater runoff into Hillsborough Bay.	Stormwater Treatment Retrofit Plan Capital Improvement	Tampa Stormwater Dept
4.a, 4.b	4.5	Water Quality	A Clean Seaplane Basin	Regulate live-aboards and abandoned boats.	Enforcement	City of Tampa
4.a, 4.b	4.6	Environmental Improvement	Beach Clean-Up	Spearhead participation by residents in Coastal Clean-Up projects at Seaplane Basin Park. ON-GOING	Volunteer Action	DICA
4.b	4.7	Water Quality	Sediment Removal from Canals	Develop a funding plan to remove sediment in any Davis Islands canals that presently cannot be navigated, in order to return the canal(s) to navigable conditions.	Funding Plan	City of Tampa working with the DICA

5. Community Appearance

Vision Statement(s)	Item #	Theme	Strategy	Description/STATUS	Type of Action	Lead Entity(ies)
5.a, (2.e)	5.1	Beautification; Environmental Improvement	HCC Parking Lot Green-Up	Add trees adjacent to HCC's parking lot to beautify and reduce heat and glare. COMPLETED	Capital Improvement	HCC
5.b, (1.b)	5.2	Character and Scale	Protection of Character and Scale	Evaluate existing land use and zoning designations to determine if any revisions are needed to ensure the community retains a pleasant scale of predominately lower scale buildings, with tall buildings only those which existed prior to the approval of the DI Community Plan in 2007. Amend the land use map and zoning regulations, if needed, to achieve this protection.	Study Possible Regulatory Changes	Tampa Planning Dept
5.a, (7.b)	5.3	Beautification	Themed Community Elements	SEE STRATEGIES 1.1, 7.1 AND 7.2	---	---
5.a, (3.i, 9.a)	5.4	Beautification	Placement of Utilities Underground	SEE STRATEGY 9.1	---	---
5.a, 5.c, (1.g)	5.5	Beautification	Landscape Master Plan	SEE STRATEGY 7.2.	---	---
5.b, 5.d, (7.c)	5.6	Beautification	Village Center Appearance	SEE STRATEGY 7.1.	---	---
5.d	5.7	Minimum Standards	Building/Storage Code Compliance	Maintain minimum standards for buildings and storage through active code enforcement.	Enforcement	Tampa Code Enforcement Dept
5.a, (1.b, 1.e)	5.8	Beautification	Street Trees	SEE STRATEGY 3.6.	---	---
5.a	5.9	Beautification	Standardized Publication Racks	Replace individual publication racks with standardized racks in public rights-of-way (as was done in downtown. Regularly remove new individual racks that are placed in right-of-way. PARTIALLY COMPLETED; TO BE FURTHER ADDRESSED AS PART OF FBC PROCESS.	Capital Improvement; Enforcement	Tampa Bay Times

6. Heritage						
Vision Statement(s)	Item #	Theme	Strategy	Description/STATUS	Type of Action	Lead Entity(ies)
6.b	6.1	Historic Restoration	Restore Historic Design of Bridges	Restore the historic design of bridges onto and on Davis Islands when repairing or rebuilding these bridges. (Also see Strategy 2.1)	Capital Improvement	Tampa Transportation Dept
6.b	6.2	Historic Restoration	Restore Historic Public Pool	SEE STRATEGY 3.7	---	---
6.a	6.3	Historic Preservation	TPI Awards Program Participation	Nominate deserving properties to the Tampa Preservation Inc awards program to recognize DI property owners who have voluntarily preserved historic structures on Davis Islands.	Volunteer Action	DICA
6.a	6.4	Historic Recreation	Recreate Historic Streetlights	Fund and install pedestrian-scale decorative streetlights reminiscent of the 1920's, which will replace existing utilitarian copra streetlights. (Also see Strategy 7.1 and 9.2) TO BE PARTIALLY ADDRESSED AS PART OF FBC PROCESS	Funding Plan & Capital Improvement	Community led by DICA and DICC; TECO; City of Tampa
6.a, (5.a)	6.5	Proper Use	Appropriate Use of Restored Public Historic Buildings	Allow the utilization of the restored dock master building and any other public restored buildings for uses compatible with their design and originally intended purpose.	Administrative Policy	Tampa Parks Dept

7. Village Center						
Vision Statement(s)	Item #	Theme	Strategy	Description/STATUS	Type of Action	Lead Entity(ies)
7.b, 7.d, (1.a, 3.c, 3.i, 9.b)	7.1	Beautification, Character	Outdoor Furnishings in Public Spaces	By appropriate means (e.g., plan, code) address the design and location, within public open spaces and rights-of-way, of site furnishings which beautify our public spaces, including pedestrian scale decorative streetlights, trash receptacles, benches, planters, and cigarette butt receptacles. (Also see Strategies 1.1 and 9.2).	Master Plan, Code Capital Improvement	Tampa Planning Dept and Transportation Dept,
7.a, 7.b, (1.b, 1.c, 1.d, 1.e, 1.f, 2.f, 5.c, 10.d)	7.2	Beautification, Character, Traffic Calming	Pedestrian Ways	Develop and implement a Landscape Master Plan that creates "Pedestrian Ways" connecting through the Village and with the Seddon Channel waterfront; utilize public right of ways to create additional tree canopy, planters, etc., to soften the impacts of traffic and parked cars and to emphasize primary pedestrian routes between the Village Center, recreation facilities and water views. TO BE ADDRESSED AS PART OF FBC PROCESS	Landscape Master Plan Capital Improvement	Tampa Parks Dept, DICC, DIGC, Merchant Association
7.c (2.e)	7.3	Sufficient Parking	Efficient Use of Parking Space	Develop and implement a plan for parking in and around the Village Center. Start by taking inventory of existing types of parking (public on-street and private shared) and identify more efficient and attractive ways to utilize existing space. TO BE ADDRESSED AS PART OF FBC PROCESS	Parking Master Plan Capital Improvement	Tampa Transportation Dept, Merchant Association
7.c, (5.a, 5.b)	7.4	Character	Protect/enhance Urban Character	Work with all stakeholders to develop a form-based code to achieve the community's vision for the Village Center and the main boulevard corridor to the Village Center, based on time-tested urban planning principals, in order to ensure redevelopment of the Village in the traditional "Town Center" manner, with façade improvements, lighting and pedestrian friendly public spaces. Make it "Memorable", with the Village Center as a focal point that is unique and instantly recognizable as Davis Islands. UNDERWAY THROUGH FBC PROCESS	Form-Based Code	Tampa Planning and Development Dept, City Council, DICA, Merchant Association
7.e, 7.f (10.a, 10.b, 10.c, 10.e)	7.5	Lifestyle	Community Interaction, Special Events, Business Upkeep	Maintain an active local Merchant Association. Reach out to residents surrounding the Village Center on a routine basis for resolution of conflicts. Continue to support and promote the Chamber of Commerce as the unified voice of the business community on Davis Islands. Plan special and creative events to bring people to the Village Center. Promote upkeep by businesses.	Volunteer Action Capital Improvement (kiosks)	Merchant Association

8. Homes						
Vision Statement(s)	Item #	Theme	Strategy	Description/STATUS	Type of Action	Lead Entity(ies)
8.a	8.1	Character	Enhanced Single Family Areas	The form of single family homes changes over time due to market driven forces. For example, homes are larger now and most times the garage is put in the front of the house to accommodate more cars. Hence, the front yards have become smaller. These are not things that should be regulated. Instead, find other ways to accentuate the green open spaces of the front yards, such as planting trees in the public rights-of way to create a canopy. (Also see Strategy 3.6)	City Tree Planting Program	Tampa Parks Dept
8.b	8.2	Character	Enhanced Multi-family Areas	Better blend existing multi-family homes into the community with more landscaping within the public right-of-way in appropriate areas and by encouraging property owners to add landscaping. (Also see Strategy 3.6)	City Tree Planting Program	Tampa Parks Dept
8.b	8.3	Character	Enhanced , Pedestrian Friendly Multi-family Development	Orient new multi-family development to the street with pedestrian entries facing the sidewalks, lush landscaping, architectural accents, courtyards and open green spaces for social interaction. (Also see Strategy 7.4) TO BE ADDRESSED AS PART OF FBC PROCESS	Form-Based Code	Tampa Planning Dept
8.c	8.4	Character, Choices	Protected Single Family Housing	Maintain the Islands' predominantly single family detached residential character, but do not impose architectural guidelines or deed restrictions. Conduct a community workshop to explore methods to accomplish this goal and implement those for which a consensus is achieved.	Planning Workshop Possible ordinance amendment (e.g., long range land use plan, zoning) based on outcome of workshop	Tampa Planning Dept.

8.c	8.5	Life Cycle Housing Choices	Encouragement of Housing Options	Ensure that land use and zoning policies and ordinances facilitate the continued existence of varied housing stock that reflects the needs of residents throughout their lives, recognizing that we cannot control the price of housing and that it might become too expensive for some people in the future because of market conditions (i.e., rising land values, property taxes).	Evaluation of effectiveness of existing policy and regulation Possible planning policy or ordinance amendment	Tampa Planning Dept
8.c	8.6	Vibrant Community	Mixed Use Development in Appropriate Areas	Identify and implement ways to allow property owners to re-develop existing multi-family and/or commercial designated areas in pedestrian-friendly ways that offset rising land values, possibly with higher densities or mixed use development which, in addition to economic return to the developer, would provide the opportunity for additional services, amenities and benefits for the entire community. TO BE ADDRESSED AS PART OF FBC PROCESS	Form-Based Code	Tampa Planning Dept
8.c	8.7	Life's Cycle Housing Choices, Vibrant Community	Protected Housing Stock Selection	Maintaining both rental and resident-owned homes as a necessary component of housing choice, thereby accommodating people comprising a broad range of income levels who can work and live in the community and who, in turn, support local businesses and restaurants, making the Village Center and recreational areas more active and vibrant.	Evaluation of effectiveness of existing policy and regulation Possible planning policy or ordinance amendment	Tampa Planning Dept

9. Utilities						
Vision Statement(s)	Item #	Theme	Strategy	Description/STATUS	Type of Action	Lead Entity(ies)
9.a, (3.i)	9.1	Beautification, Safety, Improved Service Delivery	Utility Lines Underground	Develop undergrounding ordinance. Develop a consensus on a plan to share the cost of placing overhead utility lines underground to improve service delivery, safety of residents, and beauty of the community, and implement it. If more acceptable by residents, implement a phasing plan, with the first priority area being utility undergrounding within the road rights of way of the boulevards. INITIATED	-Undergrounding Ordinance -Cost Sharing and Phasing Plan, with the property owner portion of the costs assessed through a Community Development District -Capital Improvement	City of Tampa City, Private Utilities, and DICA Utilities
9.b	9.2	Character, Beautification	Pedestrian Scale Streetlights	Develop a consensus on a funding plan for the installation of attractive pedestrian-scale streetlights that would be appropriate along public streets, as has been accomplished in Hyde Park. If more acceptable to residents, implement a phasing plan, with the first priority areas being the installation of pedestrian scale streetlights along the main boulevards. (Also see Strategies 6.4 and 7.1)	-Funding Plan, such as the creation of a utility taxing district -Phasing Plan -Capital Improvement	City of Tampa, TECO, and DICA
9.c	9.3	Community-wide Service, Energy Options	Completion of Natural Gas Distribution System	Evaluate the existing natural gas distribution system on Davis Islands and develop a plan to complete the system Islands-wide.	-Existing Conditions Inventory -Capital Improvement	TECO
9.d	9.4	Upgrading	Old Infrastructure Replacement	Continue to maintain, replace and upgrade as needed aging infrastructure, such as stormwater drains and pipes and water and wastewater lines. ON-GOING	Capital Improvement	Tampa Public Works

10. People						
Vision Statement(s)	Item #	Theme	Strategy	Description/STATUS	Type of Action	Lead Entity(ies)
10.a	10.1	Interaction with Local Government	Community's Advocate to Local Government	Continue to provide a forum for the exchange of ideas and concerns between residents and local government officials to ensure protection of the community's quality of life. ON-GOING	Volunteer Action	DICA, Merchants Association
10.a and 10.b	10.2	Strong Community	Focus for Community Celebration and for Social Activities	Continue to provide opportunities to strengthen the community by hosting community socials and celebrations. ON-GOING	Volunteer Action	DICA, Merchants Association
10.d	10.3	Social Interaction	Gathering Places	SEE STRATEGY 7.1	----	----
10.e	10.4	Event Notification	Kiosk for Public Meeting Notification	Design and install an attractive, architecturally appropriate kiosk in a public space in the vicinity of Apex Park to be used to notify the community of upcoming public meetings and events.	Capital Improvement	Tampa Parks Dept or Transportation Dept
10.c (7.a)	10.5	Business Relations, Desirable Commercial	Business Development	Encourage residents and businesses to patronize on-islands businesses. Recognize, invite and develop business relations with off-islands businesses needed by Davis Islands residents. Survey residents to find out the types of commercial business services desired.	Volunteer Action	Merchants Association

Funding Implementation

Funds to implement the plan, particularly funds for identified capital improvements, are a necessity for successful implementation. Raising private funds, attracting grants, developing and implementing cost sharing plans, and partnering between community organizations and governmental bodies to identify and secure funds are major activities of a successfully implemented plan.

For private fundraising, a 501(c)(3) foundation would be helpful in attracting the larger sums of money needed for capital improvement projects, because private donors would be able to take federal income tax deductions for their contributions.

Some types of improvements, such as utility undergrounding, would be expected to provide benefits not only to the property

owners receiving the utility service but also to the utility companies and the municipality. A benefits analysis of who benefits from a specific type of improvement and to what extent is a first step toward developing a cost sharing plan for these types of improvements.

The portion of the cost of a community-wide improvement born by property owners can be assessed through such funding mechanisms as a community development district or a utility bill assessment. These two mechanisms are appropriate for improvements such as the installation of pedestrian scale street lights and the undergrounding of utility lines, respectively.