

# DAVIS ISLANDS COMMUNITY PLAN...

a shared vision of our future



Approved by the Davis Islands Community June 6, 2007

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# Foreword

***Davis Islands...a Shared Vision of Our Future*** is the statement for our community which has evolved from input gathered through the Davis Islands neighborhood planning process. The *Vision*, once adopted by the community, will serve to guide and foster activities on the Islands.

The work of the Davis Islands Neighborhood Task Force is documented in a separate *Background Report*. This Report includes descriptions of the planning process; and an interpretation of the issues, the values, and the vision of the community. The Report provides ideas and suggestions gathered during the development of the plan, which could provide a starting point for discussion by the community to move toward the Vision. The Report is not adopted as part of the community plan but as a reference document.

Acknowledgements go to all members of the Task Force (past and present) who gave so generously of their time and talents in this endeavor, including:

Dennis Cavanaugh, Henry Gill, Lorraine Smith, Shelia Spicola, Charles Touchton, Jeffrey Siewert, Lisa Devitto, Charner Reese, Renae R. Tvedt, Kathryn Walsh, Phyllis Pacyna, Renee Meehan, Gerald Smelt, Jim Fleming, Pam Tayon, Ray Mulvey, Andy Hayes, Ralph LaBarta, and Mike Callahan

To the many volunteers, the community forums would not have been possible without your assistance inviting your neighbors to attend and participate.

A special thank-you to the staffs of the City of Tampa and the Planning Commission (especially Terry Cullen and Rose Petrucha), who provided technical support at meetings and assistance in the development of the plan.

To the many stakeholders including representatives of Tampa General Hospital, Hillsborough Community College, Hillsborough Aviation Authority (Peter O'Knight Airport), Davis Islands Chamber of Commerce, Davis Islands Yacht Club, the Davis Islands Baptist Church, City of Tampa Parks and Recreation Department (Sandra Freedman Tennis Center), and the Davis Islands Civic Association for your continued participation, input, and support in this process.

Each of you has contributed in very meaningful ways to bring this first part of the process to a close. May you, and all, continue to support the *Shared Vision of the Davis Islands Community Plan* in the years ahead.

Gary C. Brown, Co-Chair  
Lee Medart, Co-Chair  
Davis Islands Neighborhood Planning Task Force

# Background

The Davis Islands Community Plan is a vision document to guide the future of the community.

The Plan was developed by the Davis Islands Neighborhood Planning Task Force, a volunteer group established by City Council and comprised of people who live or work on Davis Islands. The Task Force labored for a number of years to create a plan based on what residents and business owners of Davis Islands said was important to consider.

The Task Force learned that the community feels largely content with the quality of life on Davis Islands today, but is worried that increasing growth is threatening the Islands way of life. Issues range from concern about pedestrian safety due to increased traffic and speeding cars, to pressure for more intense development and taller buildings, and the loss of public park land and access to the waterfront.

In short, Davis Islanders expressed a strong desire for a plan that helps to protect the qualities that make Davis Islands a desirable place to live while finding ways to make it better.

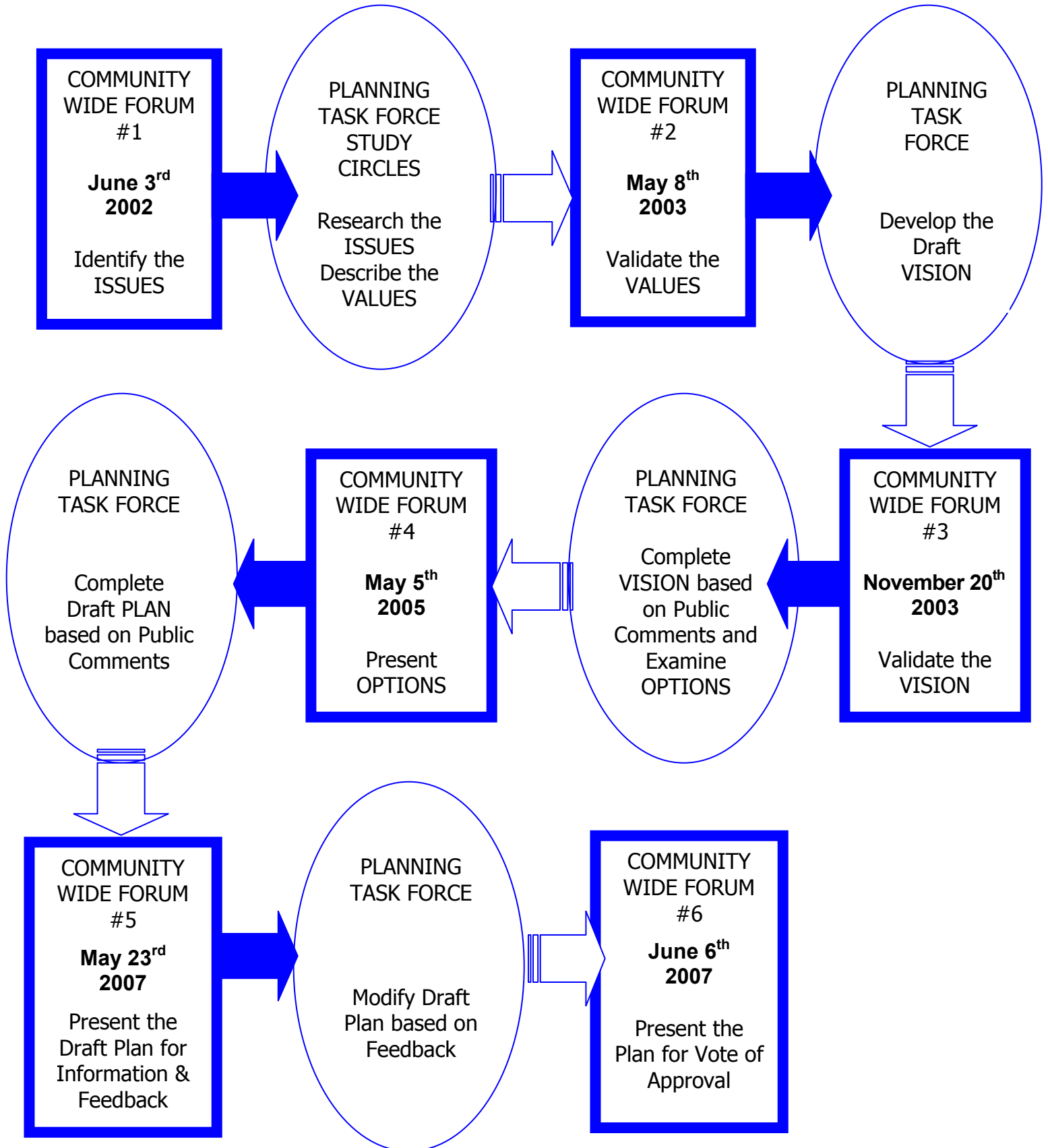
## The Planning Process

The Flow Chart on page three graphically depicts the planning process carried out by the Task Force from 2002 to 2007. During that time, the Task Force conducted public workshops, surveys, interviews, study circles sessions, work group meetings, public forums and task force meetings to identify the community's issues and validate its values. This extensive planning effort led to the development of a vision that reflects the community's desires for the future of Davis Islands.

## The Vision

"Davis Islands...a Shared Vision of Our Future" is described on pages four through 10. A concept map reflecting the vision follows on page 11. The statements in the Vision describe what Davis Islands could be in the future. The Vision evolved from input gathered through the Task Force-led planning process.

# PLANNING PROCESS



# 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.*

## COMMUNITY IDENTITY



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



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.



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.



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



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



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



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.

## GETTING AROUND



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.



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



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



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.



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.



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

## PARKS, RECREATION AND OPEN SPACE



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.



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.



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



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.



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



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.



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.



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.



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.

## ENVIRONMENTAL PROTECTION



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



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.





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



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.

## COMMUNITY APPEARANCE



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



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 .



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.



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

## HERITAGE

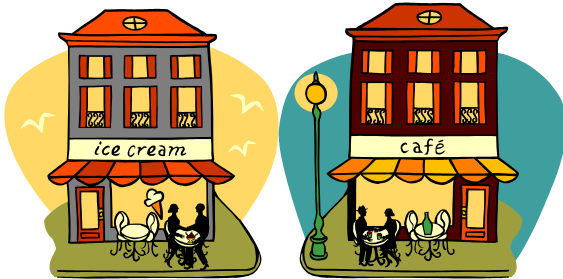


The Islands unique history and heritage are embraced by residents, and historic structures and design elements are protected voluntarily.



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.

## VILLAGE CENTER



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.



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.



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.



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.

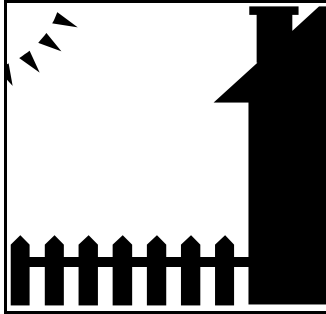


Davis Islanders have a mutual caring and supportive feeling for their village center. They patronize the shops and offices, and the business owners support community activities. The Islanders particularly enjoy independently owned businesses and they work with the local chamber of commerce and property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



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.

## HOMES



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.



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.



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

## UTILITIES



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.



Pedestrian scale street lights adorn the public streets.



Old public infrastructure has been replaced or upgraded.

# PEOPLE



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.



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



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.






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 treed-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.








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

## LEGEND

-  Village Center
-  Views

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



0 200 400 600 800 1,000 1,200 Feet

## 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.



# Achieving the Vision

The Vision of the **Davis Islands Community Plan** is ongoing and living. Achieving the Vision will require stewardship of the Plan.

A steward is a keeper or guardian. A steward looks for ways to implement the vision but does not necessarily implement it themselves. A good steward finds opportunities to get all vested interests involved in implementation.

The functions of stewardship include – i) guardianship; ii) active participation; iii) education; iv) advocacy; v) organization; and vi) communication.

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. This plan is intended to provide a framework for making those decisions. If consistently used to weigh whether a particular action would move the community toward achieving its vision, then our shared 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. The types of strategies could be 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 this plan, the Davis Islands Neighborhood Planning Task Force will sunset. 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.

Opportunities to be involved in plan implementation activities can be promoted by the Davis Islands Civic Association, keeping Islanders informed on an annual basis with A “State of the Islands” progress report referring to accomplishments during the year which further the *Vision*. As an ongoing and living document, it will be up to the residents, businesses, and stakeholders to promote and implement the **Davis Islands Community Plan...a Shared Vision of Our Future**.