

TOWN 'N COUNTRY COMMUNITY PLAN

Comprehensive Plan Amendment

I. History

Prior to the 1950's Town 'N Country was primarily natural areas and cattle farms. In 1958, the LaMonte-Shimberg Corporation purchased a 525-acre dairy farm from the Webb family, near the Hillsborough Avenue-Memorial intersection to construct the Town 'N Country Park subdivision making the area one of Tampa's first suburban communities. By the time the original developers and builders of Town 'N Country had built their last house, the area covered more than 2,000 acres and stretched over three miles from Memorial Highway on the south to north of Waters Avenue. In this area nearly 8,000 single-family homes and townhouses were built from 1958 to 1978 by LaMonte-Shimberg.

The term Town 'N Country is now used to designate a much larger part of Hillsborough County, far beyond the 2,000 acres originally developed in Town 'N Country Park. Today, Town 'N Country is a suburb of Tampa; bordered by Pinellas County to the west, Tampa Bay to the south, Tampa International Airport to the east and Linebaugh Avenue to the north. The area is home to more than 75,000 culturally diverse residents within 37 square miles. The population in this area is expected to exceed 100,000 people by the year 2025. The community has developed the Town 'N Country Community Plan to reshape this diverse and maturing area to be an economically stable, family friendly place. The plan was accepted by the Board of County Commissioners on October 21, 2003, and is attached herein for reference purposes.

II. Community Plan Boundaries

The Town 'N Country Community Plan consists of both a Study Area and Focus Area. The study area is generally bounded by Linebaugh Avenue to the north, old Tampa Bay on the South, Manhattan Avenue on the east and the Pinellas-Hillsborough County line on the west. The Focus Area is generally bounded by Linebaugh Avenue on the north, Old Tampa Bay on the south, the Veterans Expressway on the east and Sheldon Road on the west. See attached Map A.

III. Vision Statement

We the People of Town 'N Country cherish our location next to Tampa Bay, and advocate the creation of town centers that serve as a community gathering places. We support the expansion of protected lands, seek better connectivity in our trail networks, and endorse the creation of recreational opportunities for young and old alike.

We encourage redevelopment of our older commercial centers and desire a strong business sector that contributes to the community and provides meaningful employment opportunities. We support non-residential construction in a pedestrian friendly, new urban design that contributes to the community's sense of place. We would like to see a

reduction in traffic congestion, an increase in transit service and will take steps to improve the appearance and safety of our primary roadways.

We want the property values of our homes and businesses to increase. We desire proactive enforcement of housing and commercial codes. We are committed to strengthening our community and business associations to work together on furthering our common goals.

We will continue to be an urban community with citizens who have a strong sense of civic pride and are committed to improving our way of life.

IV. Goals

The plan's vision is supported by the following ten goals which are listed in priority order:

1. Develop A Town Center
2. Improve The Appearance Of Roadway Corridors
3. Strengthen Code Enforcement Efforts
4. Relieve Traffic Congestion And Improve Transit
5. Improve Sidewalk, Bicycle Lane And Trail Connectivity
6. Maintain Drainage Facilities
7. Encourage The Renovation And Retrofitting of Residences
8. Improve Traffic Calming Methods
9. Strengthen/Empower Community And Business Associations
10. Encourage Neighborhood Squares

V. Strategies

The citizens of Town 'N Country have outlined the following strategies to accomplish their goals:

1. Develop A Town Center
 - Develop the Hillsborough Avenue/Ambassador Drive area as the primary Town Center
 - Develop new public facilities and town square within the West Gate Park site along Paula Drive
 - Recognize Hanley Road, at Waters Avenue, as a secondary Town Center
 - Encourage redevelopment of existing commercial sites within the designated town centers
2. Improve The Appearance Of Roadway Corridors
 - Develop design guidelines for major roadway corridors and adjacent properties
 - Develop and implement a plan for Hillsborough Avenue that improves the corridor's appearance
 - Increase commercial sign code education and enforcement

- Seek streetlights on major corridors
3. Strengthen Code Enforcement Efforts
 - Educate homeowners associations and residents on home maintenance codes
 - A high level of code enforcement is desired within Town 'N Country
 - Financial assistance programs to aid residents who cannot afford to comply with home maintenance codes is desired
 - Re-establishment of expired homeowner association regulations
 - Consider special districts to establish additional home maintenance regulations and funding support for additional enforcement
 - Outdoor storage of merchandise should be strongly discouraged
 4. Relieve Traffic Congestion And Improve Transit
 - Encourage alternative modes of transportation including transit, bicycle and pedestrian modes
 - Expand transit service
 - Discourage cul-de-sacs in new subdivisions and require connections to streets within adjacent subdivisions, community facilities and land uses
 - Improve Hillsborough/Memorial intersection
 - Encourage mixed-use town centers and creating “park once” environments that decrease vehicular trips
 - If a light rail system is designed, support a station to serve Town 'N Country
 - Restrict access points from individual properties along major roads
 - Encourage the use of shared access points, cross easements and entry from side streets
 5. Improve Sidewalk, Bicycle Lane And Trail Connectivity
 - Identify and prioritize sidewalk , pedestrian crossing, bicycle/pedestrian bridges, bicycle lane and trail connection projects
 - Advocate funding for projects identified and schedule projects into the Capital Improvement Program
 - Provide a safe, off-street route from the Town 'N Country Greenway to the Upper Tampa Bay Trail
 6. Maintain Drainage Facilities
 - Advocate increased maintenance of canals, ditches, channels and water catchment areas
 - Pursue grants to maintain drainage facilities and restore canals and channels
 - Secure funding to clean/maintain the ditch located at the Paula and Ambassador
 - Consider special taxing districts to maintain non-County owned canals
 7. Encourage The Renovation And Retrofitting of Residences
 - Allow residential renovations beyond the front building line under strict design guidelines

8. Improve Traffic Calming Methods
 - Encourage homeowners associations to participate in the County's traffic calming program and to match County funds
 - Allow on-street parking on specified residential streets
 - Support a neighborhood-wide calming project in Town 'N Country

9. Strengthen/Empower Community And Business Associations
 - Encourage creation of new associations in unrepresented area
 - Strengthen existing associations by providing greater support and responsibility
 - Encourage homeowners associations to educate residents on residential codes
 - Strengthen the Greater Town 'N Country Chamber of Commerce
 - Encourage the Chamber to use the County's Economic Development Department and Small Business Resource Center for assistance
 - Establish a Community Advisory Committee to support plan implementation

10. Encourage Neighborhood Squares
 - Encourage homeowners associations to identify, plan and develop neighborhood squares when and where appropriate