



# **Tampa Future Land Use Assessment**

Planning Commission  
Briefing

October 2022



Hillsborough County  
City-County  
Planning Commission





## PURPOSE

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The purpose of the assessment is to learn how the Future Land Use categories and associated policies have been successfully working toward the goals of the Tampa Comprehensive Plan as well as the Vision for the 2045 update.



Tampa is an inclusive, sustainable, and resilient city; where the natural environment, historic character, and a diversity of cultures enable a vibrant setting for all.



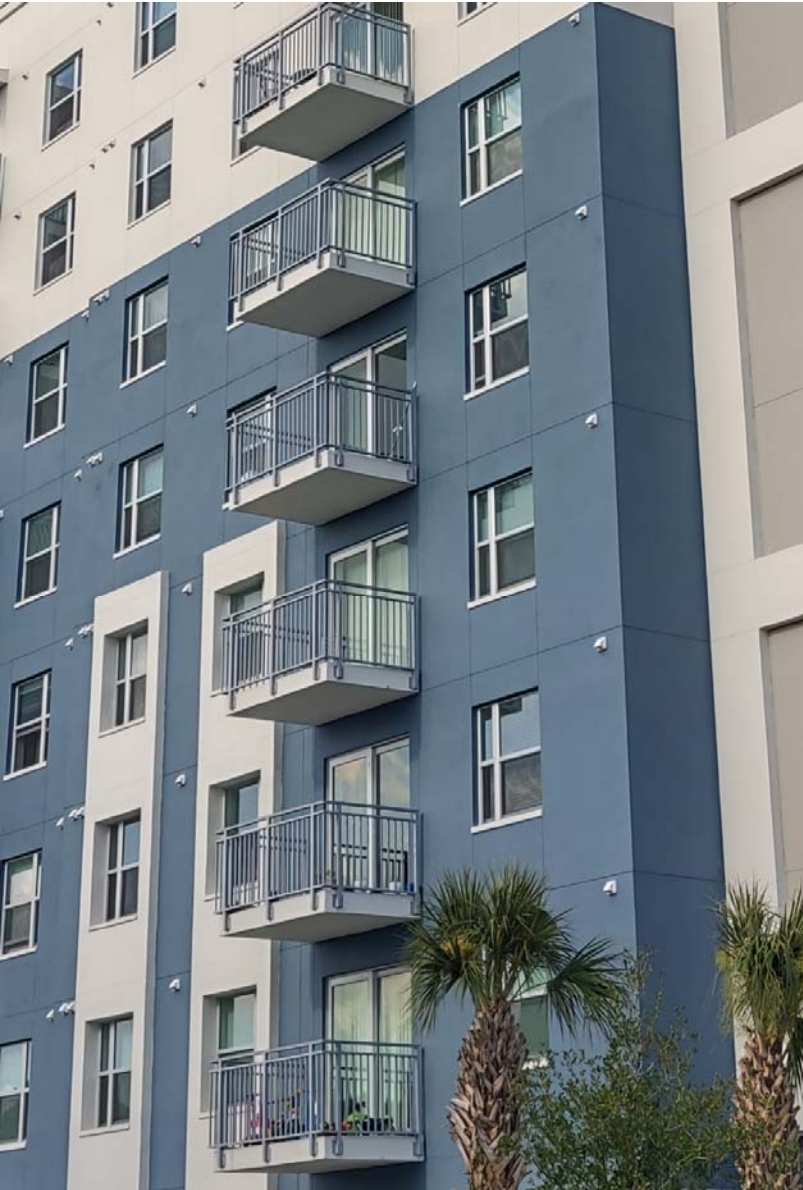




# ELEMENTS OF ASSESSMENT

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- Public and stakeholder engagement
- Staff working group
- Performance measures
- Policy audit
- Development outcomes
- Recommendations for Future Land Use categories and associated policies



## INITIAL ASSESSMENT FINDINGS - RESIDENTIAL

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- Tampa has been growing very fast for the past ten years.
- Housing development has been accelerating over the past few years, but signs point to a cyclical downturn.
- The housing market will go from majority single family to majority multifamily in the next 20 years.
- Existing neighborhoods plus new development are not sufficient to meet the future demand for family housing



## INITIAL ASSESSMENT FINDINGS - RESIDENTIAL

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- Growth forecasts indicate a need for over 90,000 new residential units over the next 25 years.
- The effects of a limited supply of developable land will be seen over the next 20 years.
  - Land constraints force the need for medium to high density residential development.
- The Future Land Use plan incentivizes medium to high density residential development, but only in limited areas.





# INITIAL ASSESSMENT FINDINGS - COMMERCIAL

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- The nature of everything has or is changing significantly:
  - Office, retail, visitation and tourism, industry, and technology.
- There is no shortage of retail, office and commercial space.
- New residential development will demand approximately twice the amount of space needed for new employment.





# INITIAL ASSESSMENT FINDINGS - COMMERCIAL

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- Some of the land used, formerly used, planned and/or envisioned for commercial needs to be developed as residential for housing needs to be accommodated.
  - Housing will compete with commercial uses for space.
- Land use efficiency for new commercial development is key to successful future.
  - Sites needs to be optimized/not underdeveloped.



# INITIAL ASSESSMENT FINDINGS - COMMERCIAL

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- There will be a great repurposing of existing buildings.
- There will be a great rehabilitating and retrofitting for technology, energy and resilience.



## INITIAL ASSESSMENT FINDINGS – MIXED USE

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- Mixed use areas are emerging in activity centers, in commercial corridors and in neighborhoods.
  - Westshore, Midtown, Downtown, Ybor City
- Mixed use areas are generally becoming more residential.
- Land use changes have had an impact on travel behavior but not with respect to mode choice.





## INITIAL ASSESSMENT FINDINGS – MIXED USE

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- Larger, more easily developable sites will be the first to change.
- Nature and pace of new mixed use projects will change.
  - Smaller sites need viable solutions.
  - Adaptive reuse and creative infill development will continue and expand.
- Infrastructure will need to be coordinated at localized/district scale.
  - Parking, transportation network, stormwater, public space, utilities





# VISION PUBLIC FEEDBACK

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- Culture, diversity, history and unique character
  - Strong sense of neighborhood identity
  - Preserved and celebrated
  - Some concerned with change
  - Some calling for diversity of housing and affordability
- Development and transportation
  - Walkable neighborhoods
  - Housing affordability and access to jobs
  - Sidewalks, bicycle lanes and transit
  - Traffic congestion



## SWOT ANALYSIS – TOP STRENGTHS

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- Opportunity for higher density/intensity as a function of Plan policies.
- Housing policies supporting demand for a variety of housing types.
- Compact city form strategy leads to efficient development in terms of infrastructure, access and sustainability measures.
- General structure of growth strategies is effective.
- Transitioning urban/suburban corridors to multiple uses will accommodate more housing and make for more complete neighborhoods.



## SWOT ANALYSIS – TOP WEAKNESSES

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- Mismatch between some of the detailed policies of the Plan and the Tampa Land Development Code.
- Plan is challenging to understand given the length of the text and due to the specificity of how certain policies apply.
- Policies are unclear and ambiguous in certain circumstances.
- Plan needs stronger policies in commercial areas for uses and design.





## SWOT ANALYSIS – TOP OPPORTUNITIES

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- Informed public through education about Plan's intent and outcomes.
- Recognize inequities at the neighborhood scale in Plan and talk about them.
- Continue positive working relationship with Council and City staff.
- Leveraging Tampa's national reputation in attracting desirable development.
- The current Plan update and community survey provide opportunity for change
- Continue to work with City Planning Department to implement strategies and policy initiatives.





## SWOT ANALYSIS – TOP THREATS

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- Political and/or neighborhood pressure can unduly influence decision making process when reviewing developments.
- Airbnb and housing plus investor and institutional investment is putting pressure on the housing sector.
- Lack of clarity in City staff's role in interpreting the Plan.
- Florida Legislature decisions regulating local control of land use and development decisions.
- Interpretation of Land Development Code can conflict with the Comprehensive Plan's desired outcomes.

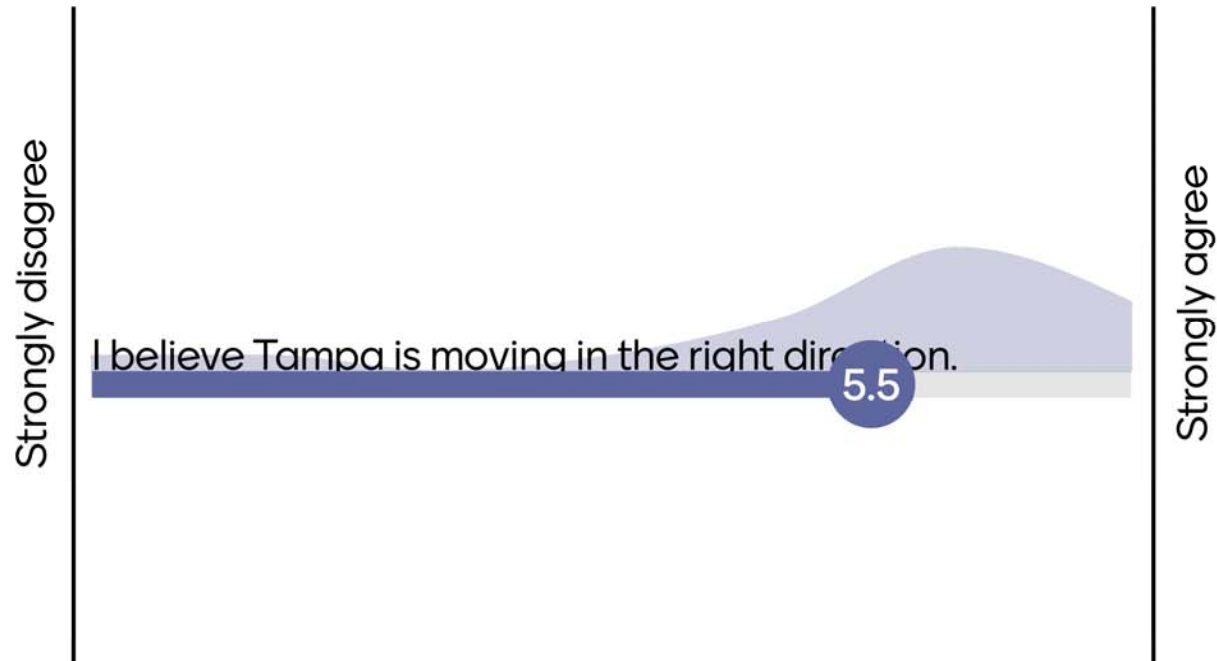


# IS TAMPA MOVING IN THE RIGHT DIRECTION?

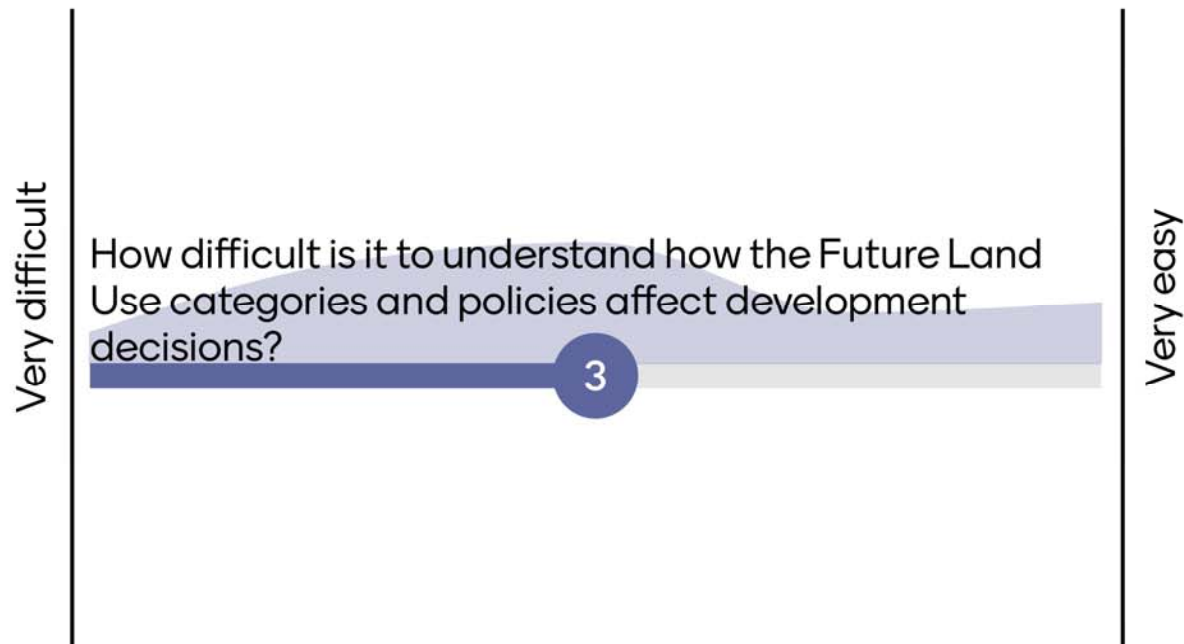
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- Infill development and public investment over the last 20 years has greatly increased access to economic opportunity, goods and services, and quality of life amenities.
- Broad acceptance that we need to address housing affordability, transportation, resilience, and sustainability.

# Based on the recent past and the present situation.

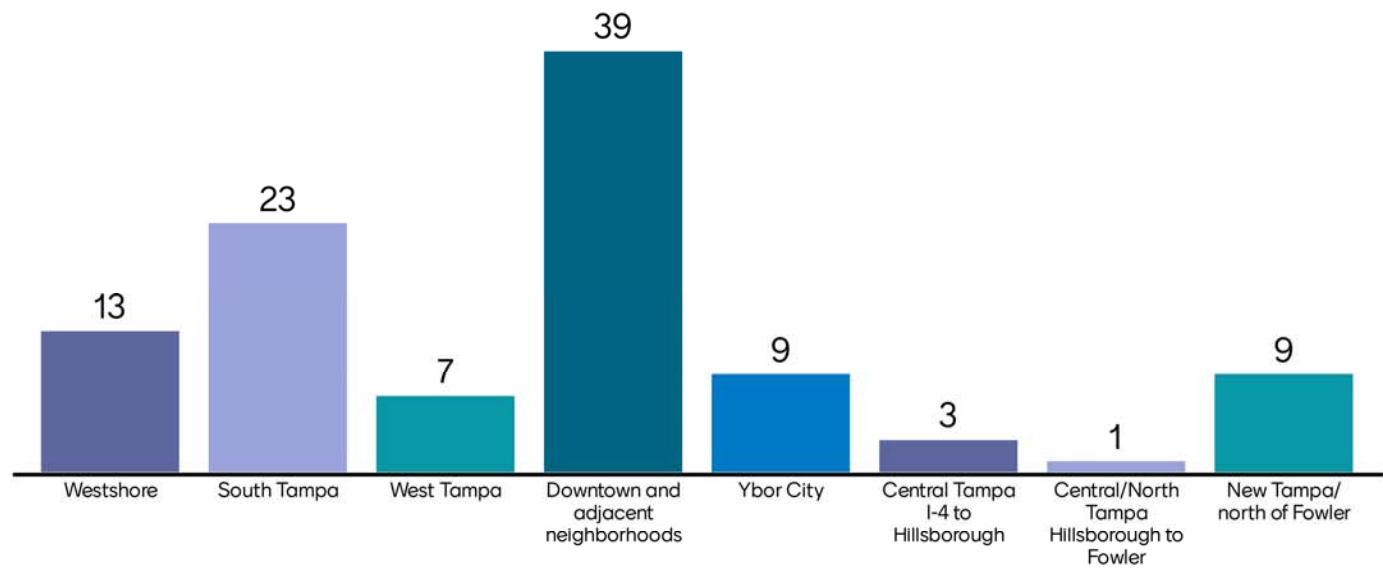


# Regarding the Tampa Comprehensive Plan

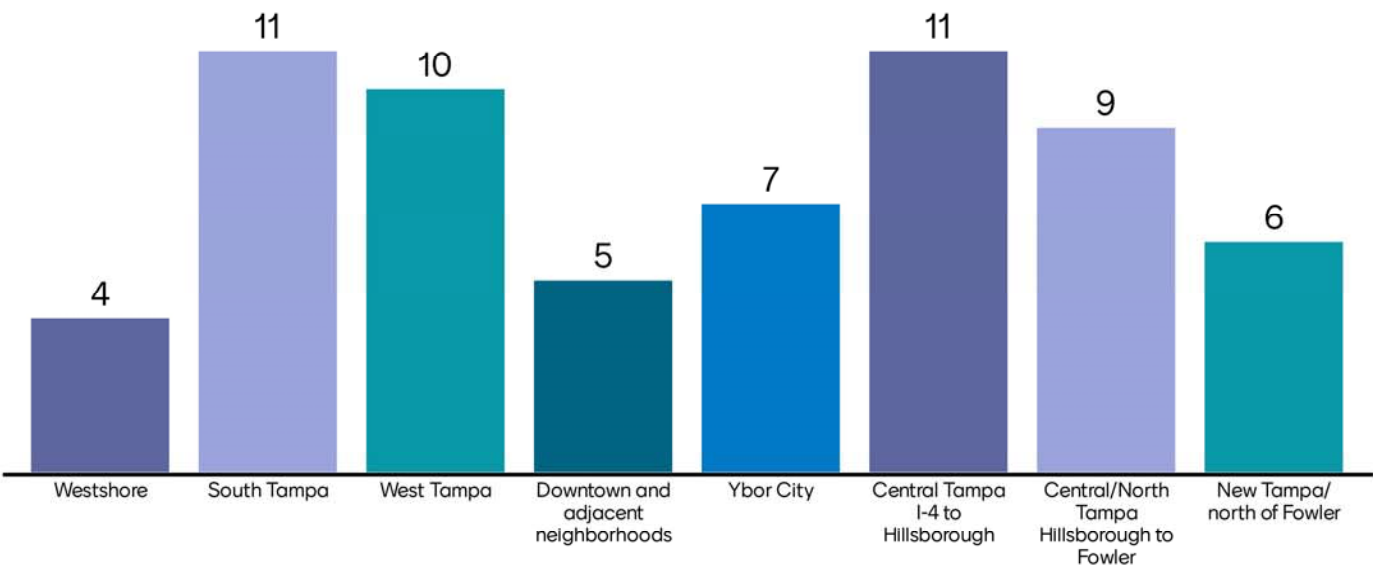




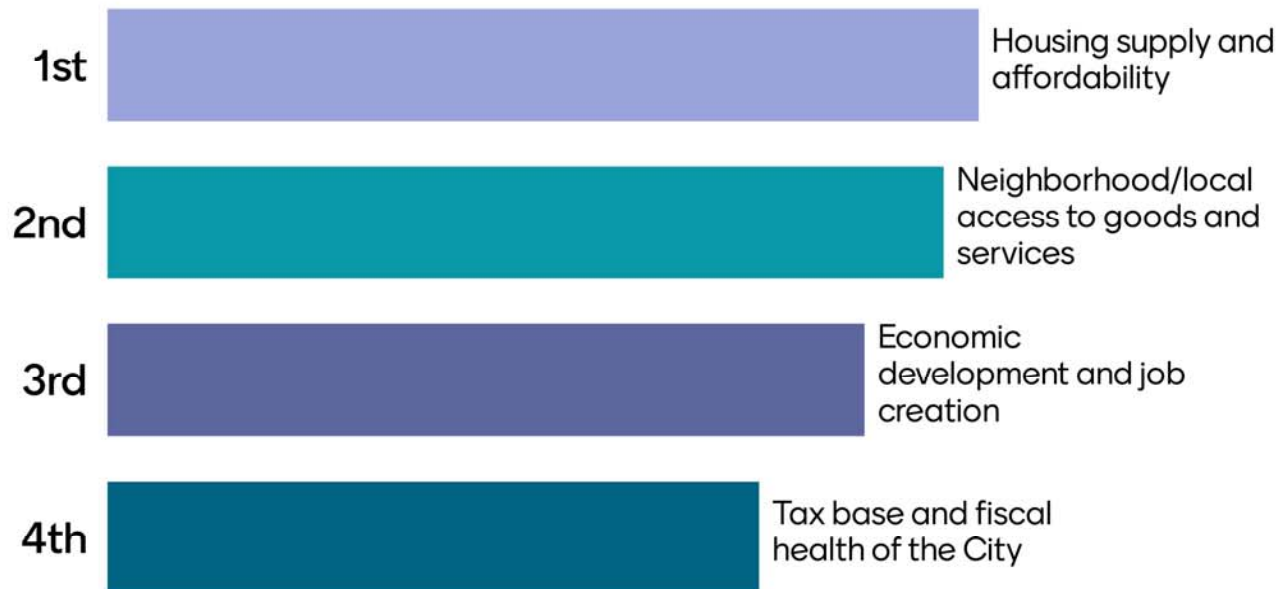
Which areas of the city have benefitted the most from development and investment over the last ten years? Pick all that apply.



Are there areas of the city where there have been pronounced negative impacts from development? Pick all that apply.

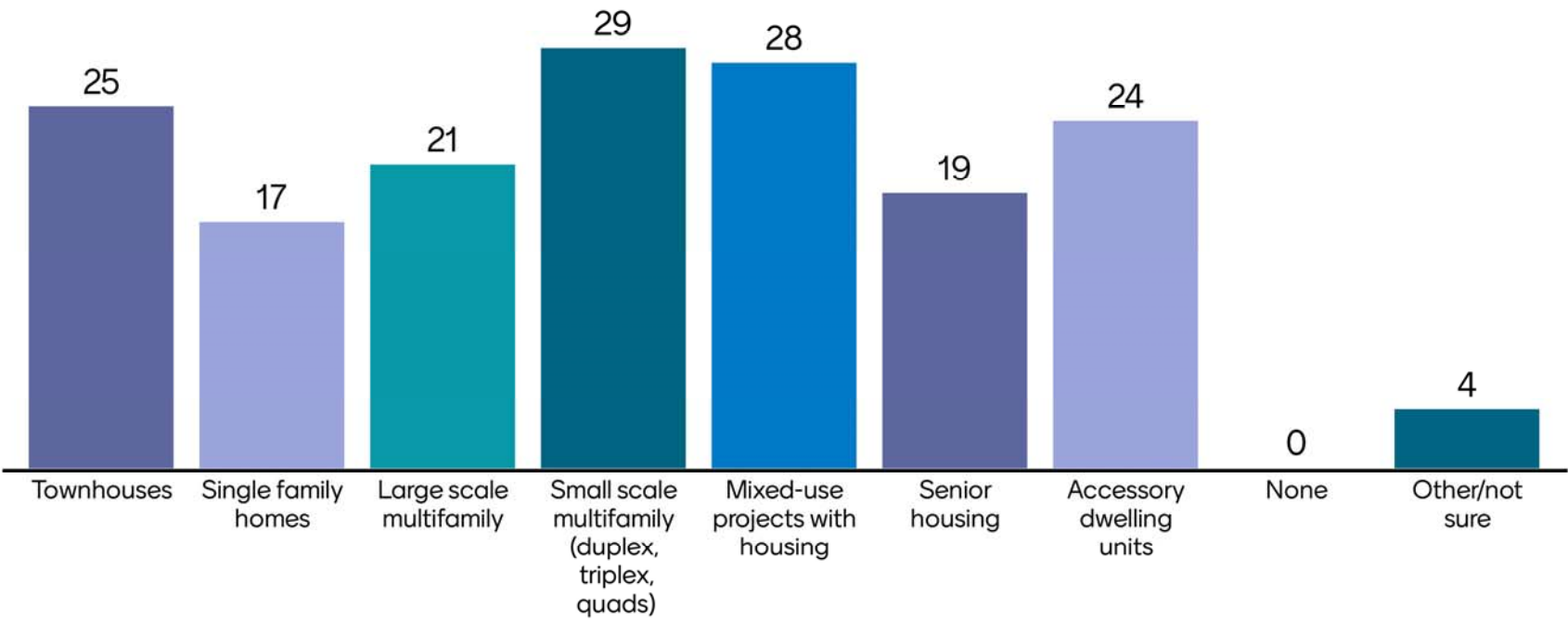


# What are the most important benefits of new development? Rank the following.



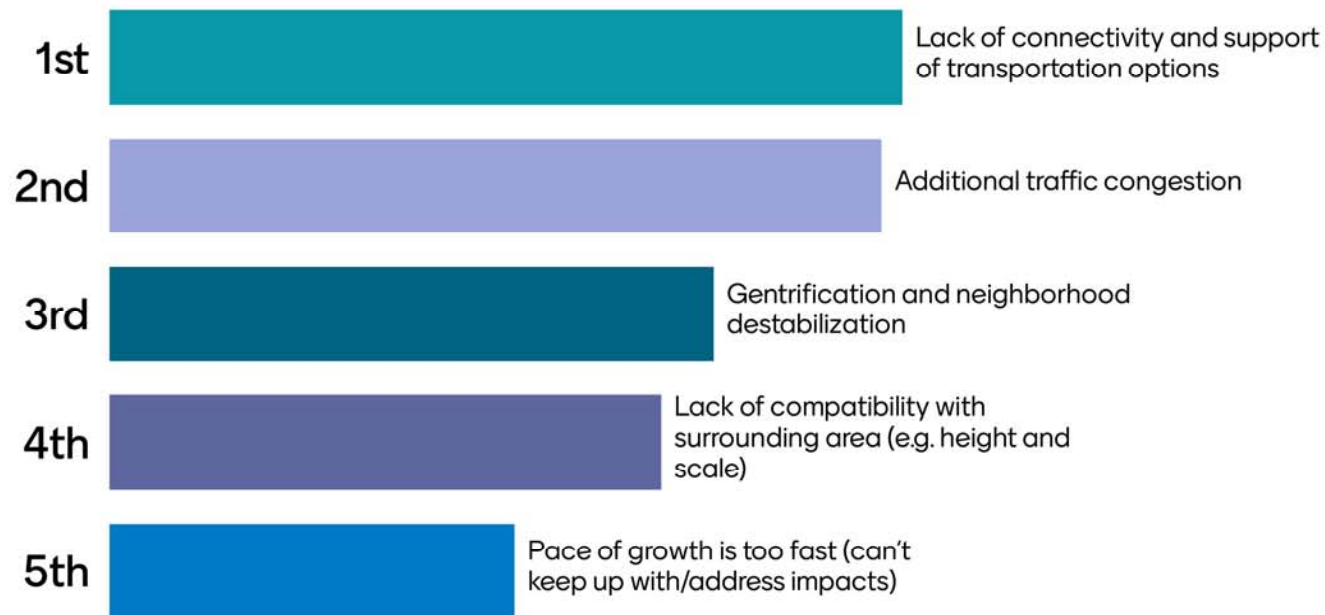
# What types of housing are most needed in Tampa?

Select all that apply.

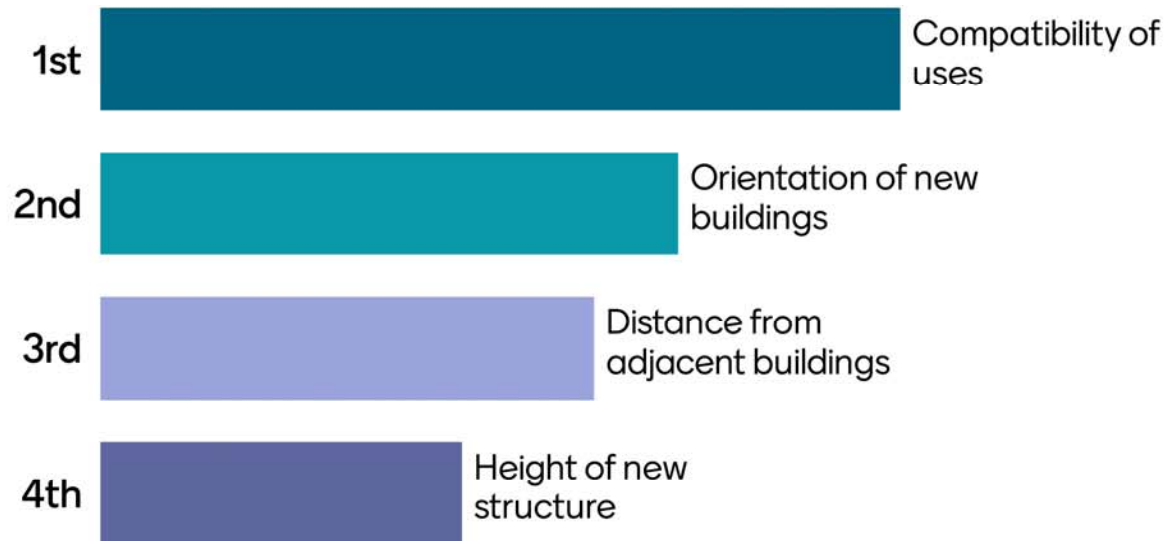




# What are the most problematic impacts of new development? Rank the following.



When trying to ensure new development's compatibility with existing neighborhoods, rank the following in order of importance.



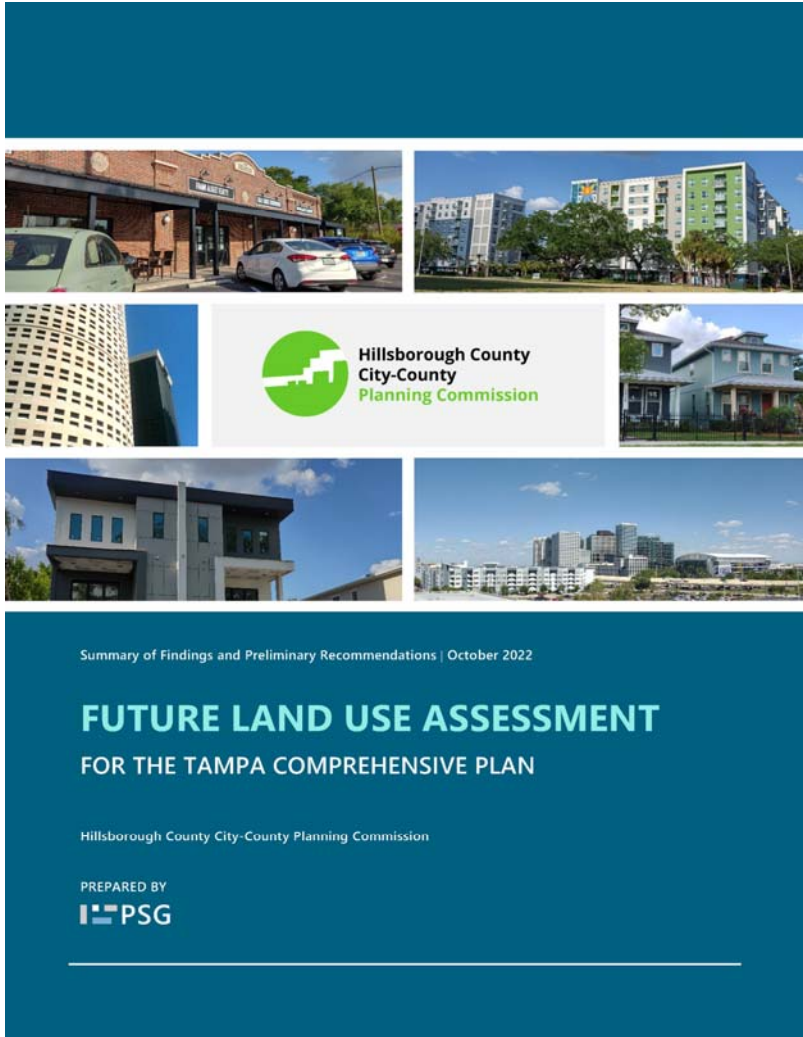
# How important is it to incentivize the following in our land use policies?



# PRELIMINARY RECOMMENDATIONS

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- Interim project deliverable
- Contents
  - Summary of performance measures
  - Summary of feedback
  - Description of topic areas to be addressed







# PRELIMINARY RECOMMENDATIONS

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- Creating New Future Land Use categories.
- Changing Future Land Uses (density, intensity and map amendments).
- Density bonus structure for mixed use projects, affordable housing and transit oriented development.
- Promoting missing middle and addressing housing affordability.
- Calibrating Comprehensive Plan to area planning initiatives (e.g. community plans, CRA plans).
- Emphasis on policies and regulations that affect design and compatibility issues.



## REQUESTED FEEDBACK

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- What are the top three to five issues we need to address?
- Are there any potential recommendations and strategies you would like us to consider as we identify preliminary recommendations?