



# Hillsborough County City-County Planning Commission

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County Public Schools

Melissa E. Zornitta, FAICP

February 16, 2023

Honorable Joseph Citro, Chairperson, and Members of City Council  
315 East Kennedy Boulevard  
Tampa, FL 33062

Dear Chairperson Citro and Members of City Council:

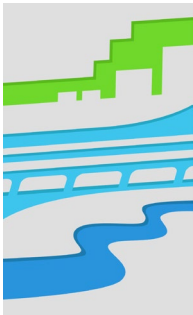
The Hillsborough County City-County Planning Commission is sharing draft recommendations from the Tampa Comprehensive Plan Future Land Use Assessment (FLU Assessment) for your review and feedback at the February 23, 2023, City Council Workshop (*Future Land Use Recommendations, attached*). Initiated in April 2022, the Planning Commission's consultant, Pritchett Steinbeck Group (PSG), developed the FLU Assessment to build upon the Council-approved 2045 Vision and strengthen the FLU Section's ability to respond to the Vision and changing conditions in the City. The FLU Assessment incorporated significant community and stakeholder input, an evaluation of data and trends, and feedback from City of Tampa Staff and technical experts.

The FLU Assessment recommendations respond to issues such as housing affordability, limited land, community desire to ensure compatibility of development, and the need for flexibility and predictability within the process. Primarily focused on creation of a density bonus structure, the recommendations retain the density and intensity maximums of the existing FLU categories and propose enabling additional density and intensity via public benefit criteria and in specific locations. The bonuses can be stacked and combined, with a bonus ceiling concept proposed for each FLU category to ensure neighborhood/area compatibility.

Proposed bonuses to be discussed include Affordable Housing, Transit Oriented Development, and Neighborhood Nodes. These bonuses will increase the opportunities for affordable housing, further the existing growth management strategy, and are intended to result in fewer Comprehensive Plan amendments and changes overall. At the same time, the bonuses enable flexibility in how projects can move forward while enabling future adjustment and calibration.

Following the City Council workshop, Planning Commission staff and PSG will return to the community for additional engagement. At those meetings, planned for Spring 2023, we will provide the public additional opportunities to respond to the recommendations, review the policy edits and provide feedback on the draft text amendment recommendations. This will take place prior to initiation of formal amendments.

The Planning Commission project managers for this effort are Jennifer Malone and Melissa Dickens. Should you have any questions, please feel free to contact me, Ms. Malone, or Ms. Dickens. We look forward to talking with you soon.



**Plan Hillsborough**

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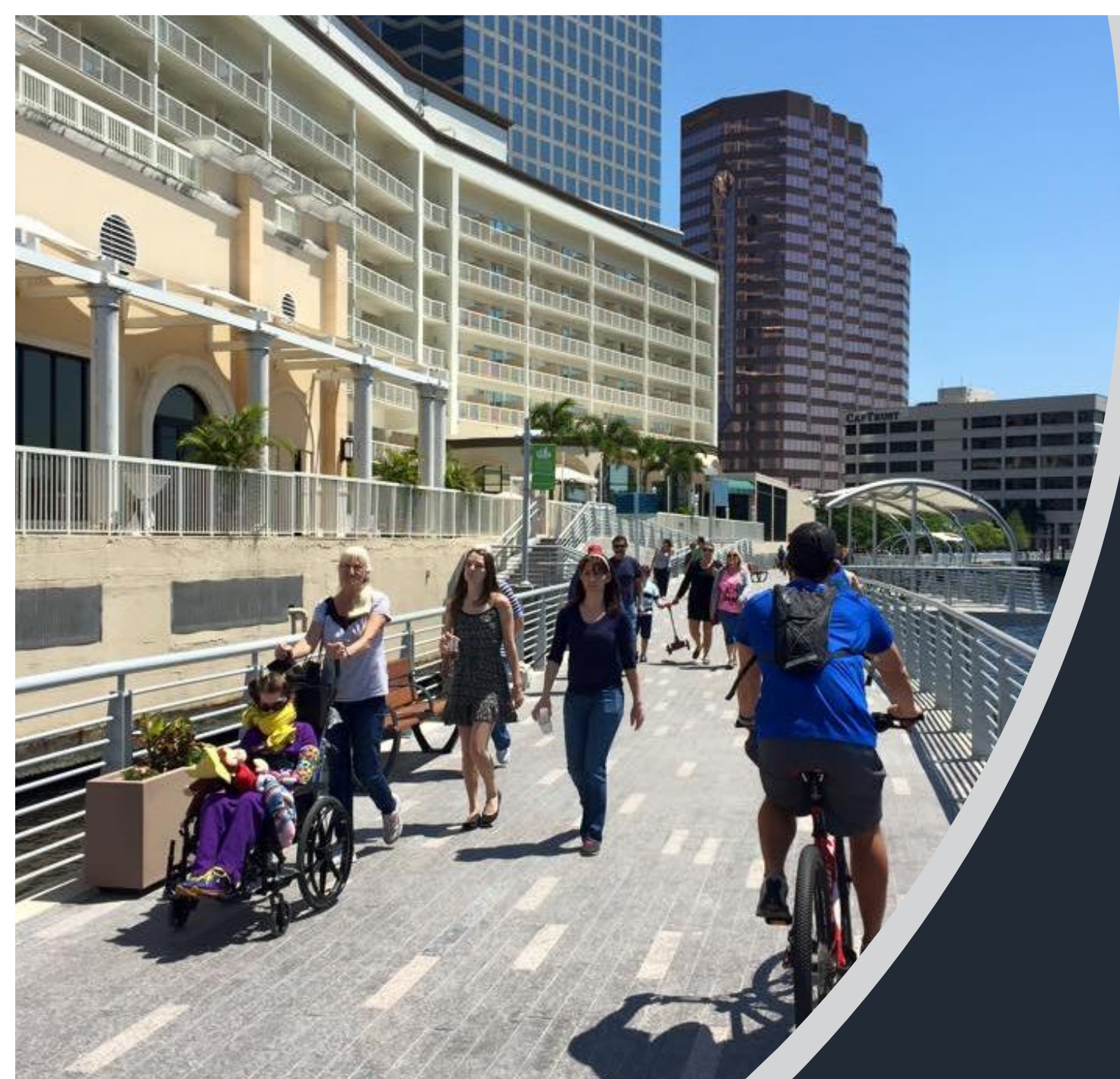
Sincerely,

A handwritten signature in black ink, reading "Melissa E. Zornitta". The signature is written in a cursive style with a large, looping initial "M".

Melissa E. Zornitta, FAICP  
Executive Director

cc:

Nicole B. Travis, Administrator, Development and Economic Opportunity  
Alis Drumgo, Deputy Administrator, Development and Economic Opportunity  
Abbye H. Feeley, Deputy Administrator, Development and Growth Management  
Stephen Benson, Director, City Planning Department  
Cate Wells, Deputy City Attorney  
Susan Johnson-Velez, Senior Assistant City Attorney II  
Dana Crosby Collier, Assistant City Attorney  
Shirley Foxx-Knowles, Tampa City Clerk  
Martin Shelby, City Council Attorney



# Future Land Use Assessment

Hillsborough County City-  
County Planning Commission

Tampa City Council  
Workshop  
February 23, 2023

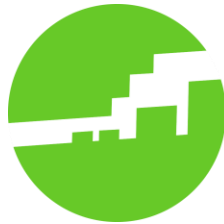




# Purpose

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.

**GROW**  
**LIVE** **PLAN**  
**2045** **TAMPA**  
**THRIVE**



Hillsborough County  
City-County  
Planning Commission

*City of*  
**Tampa**  
Florida

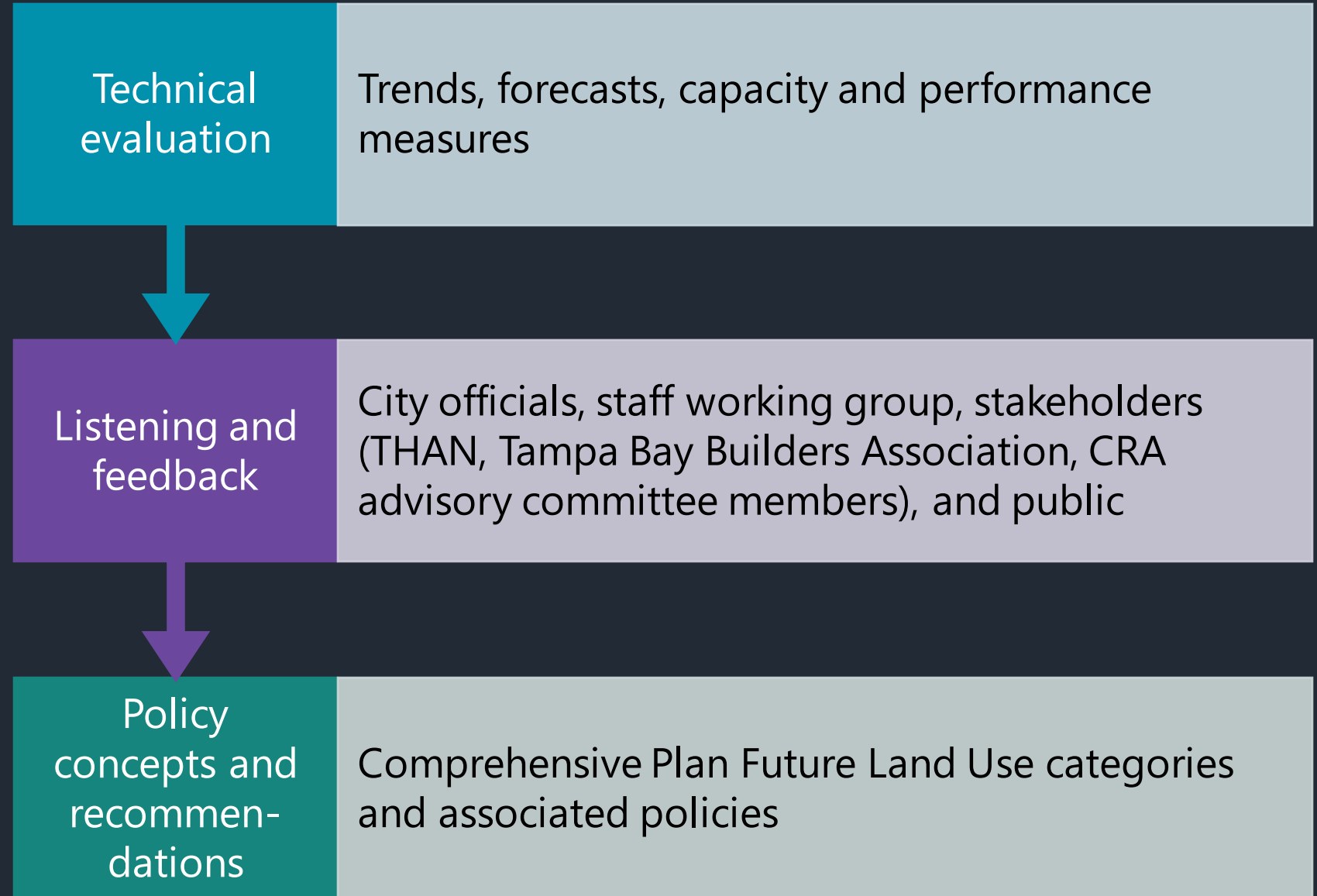


# Vision

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.

Based on first phase of public input (1500 survey responses)

# Land Use Assessment Project Elements





# Technical Evaluation Findings

- Shift in housing mix
- Limited land available for new housing
- Housing affordability and availability
- Need more density to accommodate project types being proposed
- Limited demand for new office and retail
- Mixed use areas becoming more residential
- City becoming more efficient - land use and transportation accessibility





# Community Values

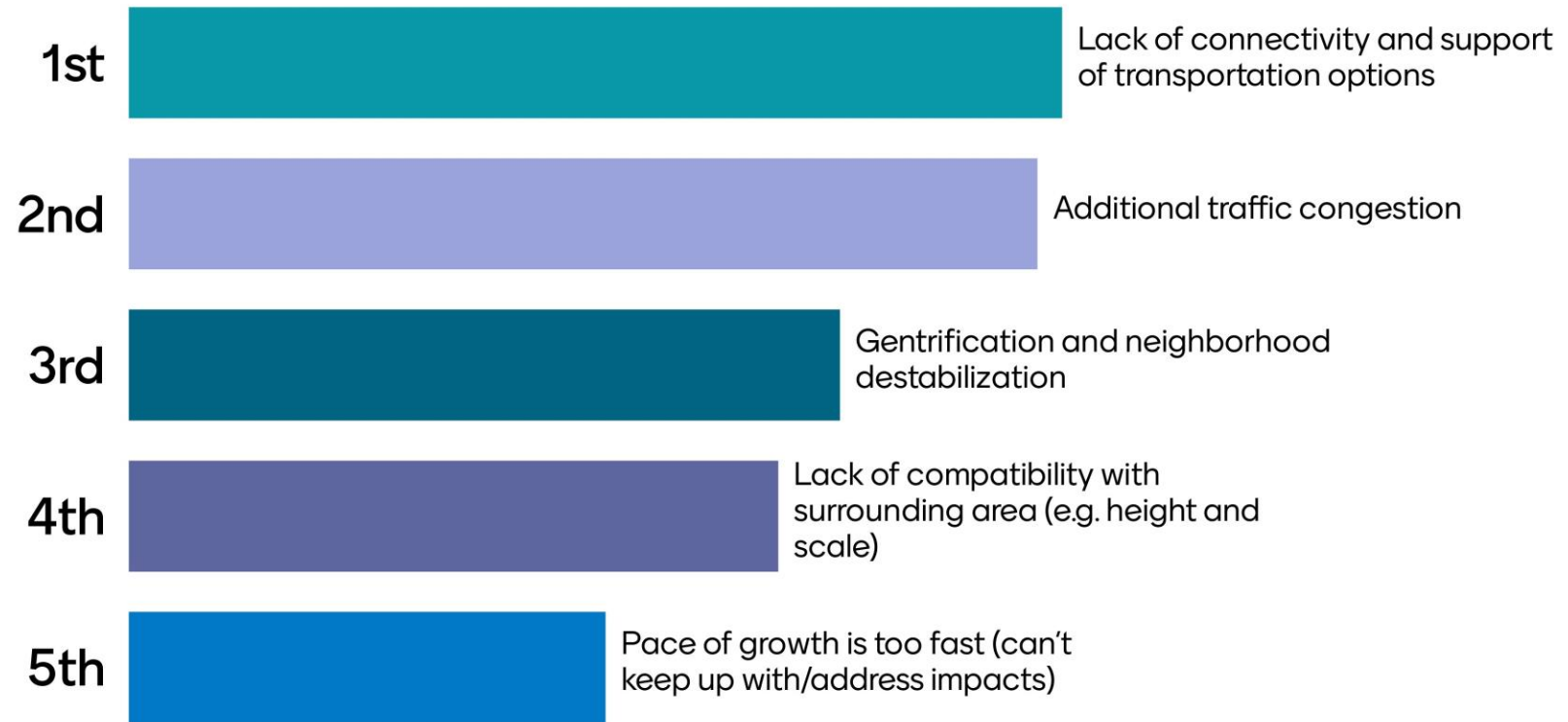
- Community character (place and culture)
- Quality of life (neighborhoods, transportation system, access)
- Compatibility of development
- Sense of stewardship (sustainability, equity, resilience)



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

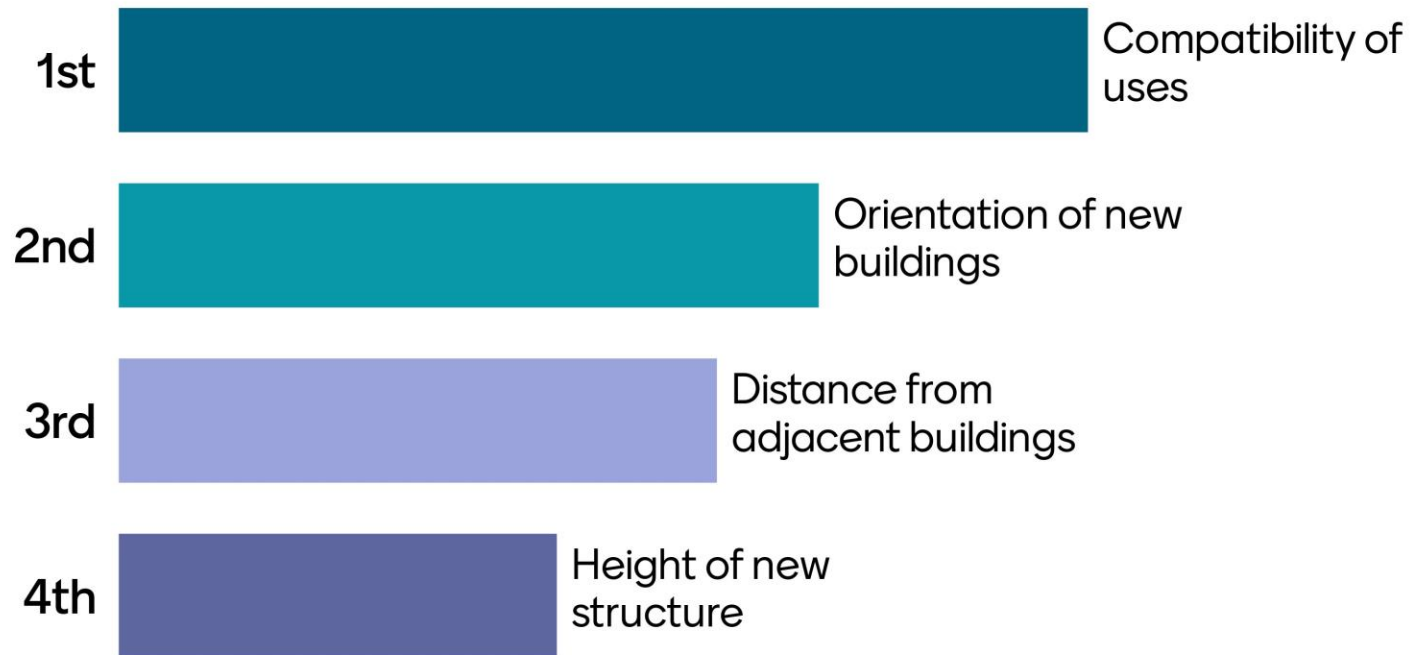


# What are the most problematic impacts of new development? Rank the following.

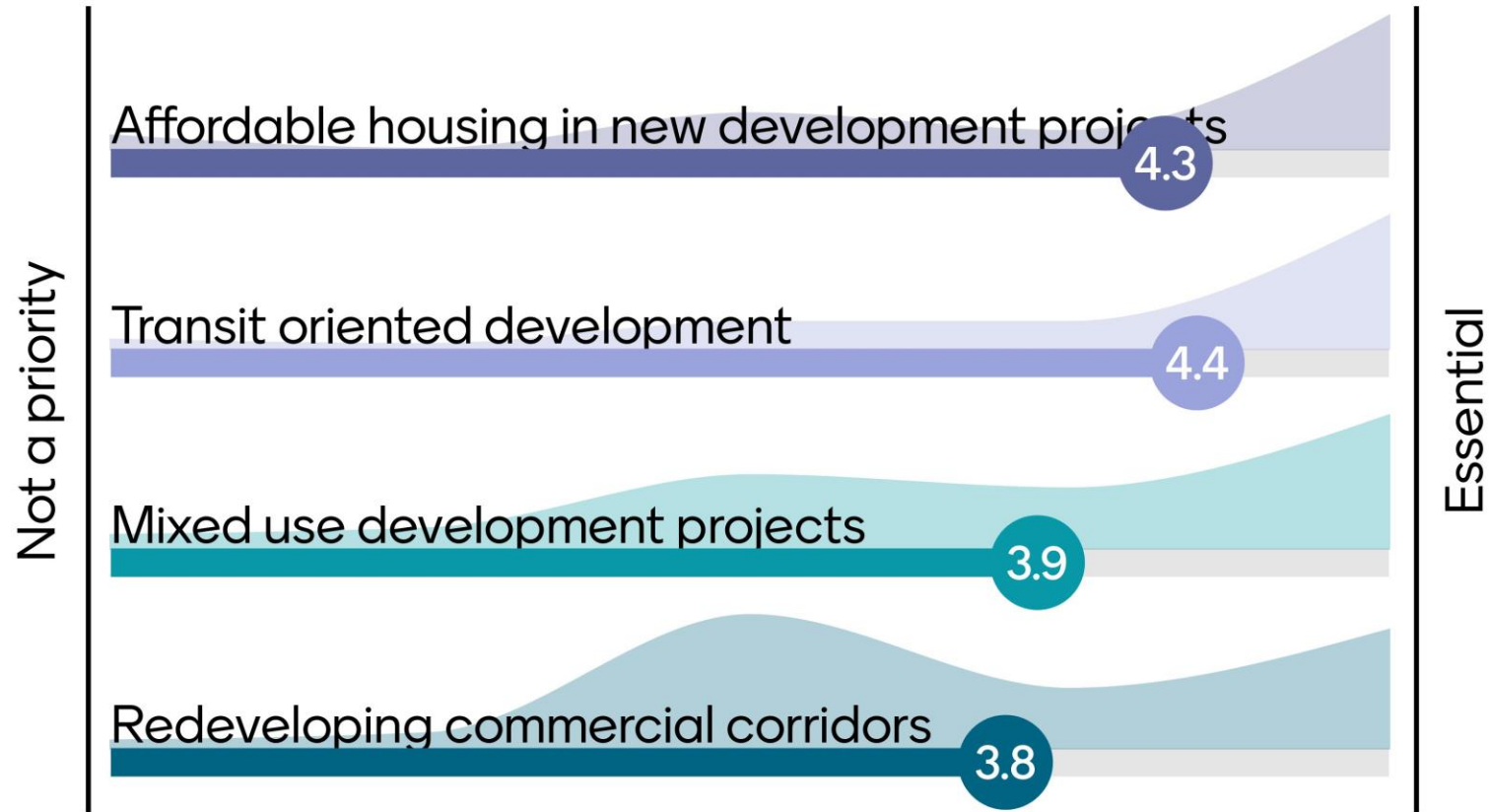




# When trying to ensure new development's compatibility with existing neighborhoods, rank the following in order of importance.



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



# Room for Improvement

Policies and regulations need to be easier to understand and use

Need better alignment between Comprehensive Plan and Land Development Code

More predictability and efficiency in decision making processes



# Constraints and Possible Pitfalls

Florida statutes preclude “down planning”

Increasing density and intensity cannot be reversed

Publicly initiated land use changes confer benefits disproportionately

# Recommendations

## Retain density and intensity maximums in existing FLU categories

- Do not create new land use categories
- Do not propose map amendments
- Update the mixed use criteria and retain the step up in FAR allowances

## Establish density bonus types with ceilings by FLU category

- Establish density bonus ceilings above the current maximum for each FLU category
- Enable bonus categories that can be stacked
- Define when and where bonuses can be used (in general)

# Bonus Structure Benefits

- Enhances the established growth management strategy of the FLU elements – public benefits result
- Greatly increases the role of affordable housing provision in qualifying for bonuses
- More Future Land Use categories included in the bonus structure
- Fewer Comprehensive Plan amendments needed





# Bonus Structure Benefits

- Puts nothing in place that cannot be reversed or calibrated
- Gives City the flexibility to define how and where bonuses are applied
- More flexibility in how projects can work while still including public benefit elements





# Proposed Bonus Types

- Affordable Housing
- Transit Oriented Development (TOD)
- Neighborhood Nodes
- Efficient & Resilient (E&R) Buildings
- Greywater
- Other incentives
  - Mixed Use Projects
  - CBD Periphery

# Approaches for Addressing Affordable Housing

- Comprehensive Plan is able to address:
  - Regulatory incentives
- Approaches outside of the Comprehensive Plan:
  - Regulatory and financial incentives
  - Inclusionary zoning
  - Linkage fees



# Affordable Housing Bonus

- Establish minimum threshold (10%-20%)
- Allow for sliding scale bonus related to percentage of affordable units
- Provide flexibility for what types of units can be used
  - Lower AMI units get a higher bonus per unit
- Maximize use of other incentives to create more projects

# Transit Oriented Development

- Affordable housing requirement (5%-10%) with potential option for payment-in-lieu
- Tier 1 Recommendation
  - Allowed in transit emphasis corridors
  - Minimum threshold for level of transit service
- Tier 2 Recommendation
  - Available where fixed guideway is present or committed (i.e. fully funded)
  - Available where premium BRT is present
    - High frequency transit with maximum 20 minute headways
    - Operating advantage, operating efficiencies and permanent infrastructure
  - Minimum density requirements

# Neighborhood Node Bonus

- Potential for affordable housing requirement (5%-10%) with potential option for payment-in-lieu
- Enabled through Comprehensive Plan to be applied as spot bonus
- Criteria for establishing nodes for individual developments:
  1. Intersection of two streets of a certain level or higher
  2. Critical mass of planned and existing non-residential uses and/or vacant land
  3. Limited amount of residential adjacent to site
  4. Served by transit



# Next Steps

- Future Land Use
  - Final recommendations for each category
  - Policy edits and draft text amendments
- Public and stakeholder engagement
  - Meetings planned for Spring
- Initiate formal amendments

