



Hillsborough County City-County Planning Commission

December 6, 2021

Tampa Mixed Use Study

Presenter:

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Summary:

Planning Commission staff at the request of and in cooperation with City of Tampa staff completed a comparison study of “Mixed-Use Land Use Categories” within Comprehensive Plans for selected jurisdictions within Florida and elsewhere in the United States. The study includes a series of information sheets (some are attached, others are linked within the report) for each jurisdiction. The information sheets summarize how land use categories and supporting policy within a Comprehensive Plan relate to mixed-use in policy support, direction, and practice within the land use category.

The report also provides initial recommendations for Tampa’s Comprehensive Plan and makes mention of supporting policy within the Land Development Code. This study was focused on Comprehensive Plan direction and provides only a cursory review of implementation strategies through zoning recommendations.

Initial recommendations for the Comprehensive Plan include the creation of more and direct definitions for “Mixed-Use”. Land Use categories termed mixed-use and mixed-use development are different and this should be clear and evident within the Plan. Secondary planning is needed during the update to recommend policy direction to support mixed-use development. This policy may require mixed-use, mixed-use form, or may further incentivize mixed-use, either through density and intensity provisions in certain locations or category specific provisions.

Staff will provide an overview of the study findings, and will appear before Tampa City Council on December 2, 2021, to provide a similar presentation.

Recommended Action:

Request for Comment, Transmit to City Council

Attachments:

Tampa Mixed Use Study - Report



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Hillsborough County
City-County
Planning Commission

2021

Mixed-Use Policy Study for the City of Tampa

Multi-Jurisdictional Review of Mixed-Use Comprehensive Plan Policies

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PURPOSE STATEMENT

This review examines policy and guidance related to mixed-use interpretation through land use categories and supporting policies of land use categories within Comprehensive Plans, (the “Plan”), of various jurisdictions throughout the State of Florida and the United States. The specific research asks how mixed-use is articulated within the category or policy direction of the Plan. The work was undertaken at the request of the City of Tampa.

GENERAL BACKGROUND ON PLANNING TOOLS AND MIXED-USE

Mixed-use developments can be generally defined as urban environments that bring compatible land uses, public amenities, and utilities together at various scales. The goal of these types of developments is to create pedestrian friendly environments, higher-density development and provide a variety of uses in one place. Mixed-use can take many forms but is typically classified as vertical mixed-use buildings, horizontal mixed-use sites, and mixed-use walkable areas. There are many policy tools and strategies used to encourage and implement mixed-used development within a community.

One of those tools is through a Plan. A Plan is the “big picture” of the community and provides a series of goals and policies that guide the local government in decision-making regarding future development and conservation. It is an adopted official document and addresses the long range future of the community, using a time horizon of 20 years or more. Many comprehensive plans are organized into various topic areas or elements. Most policies related to mixed-use can be found within the Land Use element, which describes the general distribution, location and characteristics of current and future land uses and urban form. In most plans, the Land Use element includes color-coded maps and/or descriptions of land use categories, such as residential, commercial, industrial, institutional, and agricultural. More recently, mixed-use land use categories have also been established.

Also found in comprehensive plans are regulations for intensity of and/or density of land use categories. One of the methods for regulating intensity is Floor Area Ratio maximums. Floor Area Ratio (FAR) is the ratio of building floor area to land area and is more commonly applied to non-residential standards. Regulating density, typically expressed as number of dwelling units per acre, is used for residential developments. Mixed-use developments utilize both depending on the jurisdiction. Many of the policies in the Land Use Element of the comprehensive plan are typically enforced by the zoning, land development code and other implementation methods, such as capital improvement programs. Many jurisdictions, like the City of Tampa, have land development codes that establish zoning districts and regulate standards within those districts such as types of land uses permitted, height, bulk and placement of buildings, amount of parking and other land development activity.

CURRENT APPROACH TO MIXED-USE IN THE TAMPA COMPREHENSIVE PLAN

“Mixed-Use Development” is defined by the Tampa Comprehensive Plan (the “Plan”) as a type of development that combines a mix of uses that may include residential, commercial and/or office uses within one building or multiple buildings with direct pedestrian access between uses.

The Plan does not define a Mixed-Use Land Use Category but does have multiple land use categories with the words mixed-use as part of the naming convention of the category. Of the 25 land use categories within the City of Tampa, there are 9 that include the words “mixed-use.” They range from suburban categories used in large subdivisions found in New Tampa (Suburban Mixed-Use-3) to intensive re-development projects in Channelside (Regional Mixed-Use-100).

The categories below include mixed-use in their naming convention or, in the case of Community Commercial 35, allow for mixed-use consideration along the same parameters as Community Mixed-Use 35.

Suburban Mixed-Use 3 (SMU 3)	Neighborhood Mixed-Use 35 (NMU 35)
Suburban Mixed-Use 6 (SMU 6)	Community Mixed-Use 35 (CMU 35)
Neighborhood Mixed-Use 16 (NMU 16)	Community Commercial 35 (CC 35)
Neighborhood Mixed-Use 24 (NMU 24)	Urban Mixed-Use 60 (UMU 35)
General Mixed-Use 24 (GMU 24)	Regional Mixed-Use 100 (RMU 100)

*Additionally, Transitional Use-24 is commonly the subject of a plan amendment to one of the above categories. It allows a mix of uses but does not have the provision that far can be used for single-use residential.

Generally, these 10 categories can be defined as Low/Medium/High intensity/density mixed-use and single-use commercial and residential: Retail, general commercial, service, office, and residential uses. Removing the Suburban Mixed-Use 3 and 6 categories of these lands represent 12% of the total lands within the City of Tampa and 0.8% of developable land within the city of Tampa. Please refer to the maps located within **Attachment C** for location and distribution of these lands. The original intent of the Mixed-Use categories was to create a mixture of uses within the areas where the categories were established and not intended to require Mixed-Use of every proposed development within the category.

The mixed-use option can be vertical or horizontal. None of these 10 categories require mixed-use development but many promote and/or incentivize it through different policy directives, either category specific or location specific. In the Urban Mixed-Use 60 and Regional Mixed-Use 100 future land use categories, the existing future land use matrix assigns general ratio targets for mix of uses on an area-wide scale. For example, the Urban Mixed-Use 60 has a mixture of 50% residential and 60% non-residential. Although these are the only two categories that have ratios, in recent years the city has requested that these ratios be removed from the other mixed-use categories, which has already occurred.

Other land use categories would also permit mixed-use development, but do not call for it explicitly in the land use category name, such as Community Commercial 35 or the Residential categories, which support a limited mixture of uses. This means that even though a category that does not have “mixed-use” in the name it has the potential to support mixed-use development, such as Community Commercial 35. Categories like Residential 50 are limited in the form, allowed use, and size as the limited FAR would not support vertical integration of uses in one building and only neighborhood serving commercial uses consistent with Locational Criteria for Commercial and Residential Office uses, and compatible public, quasi-public and special uses, can be considered.

It should also be noted that the City of Tampa has existing historic areas, neighborhoods, and redeveloped areas that include examples of mixed-use at different scales, such as Seminole Heights, Ybor City, Channelside, Westshore area, Midtown, and North Hyde Park.

STUDY PARAMETERS AND INITIAL FINDINGS

Planning Commission Staff examined existing mixed-use categories within the City of Tampa and how regulation and implementation of these mixed-use categories compared to other jurisdictions. The jurisdictions were selected based on having a similar geography, size, development pattern to Tampa and/or reputation for implementing mixed-use policies. A total of 12 other jurisdictions were examined including:

- St. Petersburg, FL
- Orlando, FL
- Naples, FL
- West Palm Beach, FL
- Fort Lauderdale, FL
- Pensacola, FL
- Denver, CO
- Sacramento, CA
- Minneapolis, MN
- Portland, OR
- Sarasota County, FL
- Tallahassee-Leon County, FL

Planning Commission Staff sought to answer a series of questions on how mixed-use is articulated within the category or policy direction of each of the comprehensive plans. The overarching questions asked were:

What is the definition of mixed-use within the plan?

What land use categories allow mixed-use development?

Are mixed-use policies found within the plan?

Are mixed-use areas identified in the plan?

Are there organizing principles in the plan?

Is there a plan reaction (a process: plan amendment, rezoning, etc.) to implement mixed-use development?

Each of these questions were followed up by more specific questions. For example, for the question “are mixed-use policies found within the Plan?” the follow-up questions were “Are policies mentioning minimum or maximum requirements regarding FAR, density and/or mix of uses?” and “Are there bonuses for mixed-use development?”

The findings and answers to these questions and the follow-up questions for each jurisdiction, including Tampa, are organized into worksheets. A Comprehensive Plan Synthesis, which is a consolidated summary table of the findings from the worksheets for each question, is included as **Attachment A**. All the individual

worksheets are found in **Attachment B**. The worksheets contain more detail, such as code references, comments on policies, and other notes, that are not included in the Comprehensive Plan Synthesis Table.

Although Planning Commission Staff sought to answer the questions posed in the study, the following were topics of discussion with City of Tampa staff and considered key questions.

ARE THERE POLICIES MENTIONING MINIMUM AND/OR MAXIMUM PERCENTAGE FOR USES WITHIN A LAND USE CATEGORY?

The simplest answer is no. Our research of the 12 jurisdictions found a limited number of jurisdiction-wide land uses on the scope and reach of those employed by the City of Tampa as requiring percentages of uses for “*Mixed-Use Development*” (as defined by the Plan) within the category for a specific project or site. When we did find jurisdictions that require mixed-use within specific land use categories, a caveat always seems present that makes the mixed-use requirement location specific or optional depending on the intensity of development. The examples below are not representative of a category city-wide like “Community Mixed-Use 35” unless the category allows for a tiered approach. It may be of interest to the reader that a considerable amount of policy is dedicated to promoting and incentivizing mixed-use development rather than requiring it. If a category does require mixed-use, it is:

- Localized or prioritized to a specific area (nodes/intersections);
- Given a percentage threshold across a large geography (planning district/downtowns);
- The use requirement is not specific (1st floor non-residential may be required but no policy direction is given for how that is interpreted, accomplished, or implemented);
- Simply not widely distributed/utilized throughout the jurisdiction (category exists but not widely used or its use appears to have been prescribed for a specific site. The category exists nowhere else in the jurisdiction); or
- Mixed-use density/intensity is tiered based on thresholds and other criteria (the category allows single-use development to a certain threshold, anything above requires a mixed-use component and this requirement is commonly coupled with one of the above requirements).

The only jurisdiction from our research that requires a minimum percentage of uses in mixed-use categories is the City of Fort Lauderdale. Within the City’s five (5) designated “mixed-use” categories a minimum of two uses is required within the development and a minimum percentage of 10% for any one use with residential as a required use.

Our conversations with City of Tampa staff have found that other jurisdictions, mostly from California, that require a minimum/maximum for a development range from 13%-30% for one use. It should be noted that the *regulations were found in the Land Development/Zoning Code*, not the comprehensive plans for these jurisdictions in California. These mixed-use requirements are often threshold or location specific and can vary by the category/district FAR and/or site size. For example, the requirement of 25% non-residential uses on a 2-acre site with a 2.0 FAR would generate as much as 43,560 square feet of non-residential uses. The amount of space generated might house a grocery store. If the site size and FAR, were doubled, the development would generate as much as 174,240 square feet of non-residential uses.

In Minneapolis, Minnesota’s comprehensive plan, only the “Destination Mixed-Use” future land use category *requires* mixed-use development. This category is localized at certain major intersections and along certain major commercial corridors within the city. Similarly in Naples, uses have maximum aggregate housing units within categories that are located with certain areas or nodes of the city, such as downtown.

City of Tampa staff also identified tiered development of mixed-use within future land use categories as found in the City of Redondo Beach, California. Sites within the mixed-use category, if developed as completely commercial or residential must meet a maximum intensity and density, respectively, and height. A site can be developed within a mixed-use structure (integrating residential with commercial uses) so long as it meets minimum FAR for commercial uses and the floor area exceeding a certain threshold is developed for residential units. The development cannot exceed a maximum density and height.

Requiring a certain percentage of a secondary use city-wide would be not considered good planning practice without a study or significant data to support the percentage. That approach, within the city, may reduce the development of vertical, mixed-use development which is encouraged in the Plan. In smaller jurisdictions with limited economic generators and suburban in character, may use this approach to protect commercial and other non-residential uses. A requirement of a certain percentage should be fine-tuned to the neighborhood (or area) and based on the market and future needs of that neighborhood or area.

IN THE FEW INSTANCES THAT THE REQUIREMENT IS FOUND WITHIN A COMPREHENSIVE PLAN CATEGORY, HOW IS IT USED?

Our research shows that when mixed-use is required, a specific percentage at the project or parcel level is not the preferred requirement. Rather, the location of the use may be required. Retail shall be required to be on the ground floor and those floors above may be office or residential. No percentage threshold is provided. The jurisdiction Land Development Code may provide additional guidance to a square footage requirement.

As previously stated, in Minneapolis, the “Destination Mixed-Use” future land use category is the only category that requires mixed-use development. The category policy does not explicitly say “developments in this category shall be mixed-use developments” instead, policy requires multi-story development with commercial retail uses to be on the first floor/street level.

Orlando, Florida has similar policy language in their comprehensive plan requiring first floor commercial uses along corridors in specific planning districts. In Naples, Florida, within the Waterfront Mixed-Use designated areas, the ground floor of buildings in this district may only be used for commercial office or retail. All the permitted uses within this district are allowed on the remaining stories.

HOW DO OTHER JURISDICTIONS INCENTIVIZE MIXED-USE?

One of the ways the City of Tampa incentivizes mixed-use is through an FAR bonus in the Seminole Heights District. Our research does not show that jurisdictions commonly, or perhaps at all, allow for development to exceed the base density of a category using FAR jurisdiction-wide for a single use residential development. If a category does allow FAR to guide single use residential development, it is localized or prioritized to a specific area or is simply not widely distributed throughout the jurisdiction.

In Sacramento, California, there is a policy in the Plan where mixed-use developments that have a residential use component are subject to the maximum FAR. The FAR would include the residential building square footage and the density range is not applicable. Residential only developments still need to follow the maximum density permitted. For example, in the Urban Neighborhood Medium Density category, the residential portion of a mixed-use building would not be subject to the 33.00-110.00 Unit/Net Acre density range. Instead, the entire building including the residential portion, would be subject to the maximum 4.00 FAR.

The City of Orlando, Florida incentivizes mixed-use with intensity and density bonuses within mixed-use corridors and office districts that encourage mixed-use. Specifically in its downtown district, Orlando increases allowable floor area with each additional type of use.

RECOMMENDATIONS

The City of Tampa has opportunities for various scales of mixed-use development. There is limited existing pedestrian-oriented or public transit infrastructure outside of the downtown area or other urban activity centers compared to the jurisdictions researched that have successful mixed-use developments and neighborhoods. This makes it difficult to feasibly create *new* “mixed-use” developments as currently defined in the City of Tampa Comprehensive Plan.

Being able to provide connections to existing mobility infrastructure or create new infrastructure networks is a key factor for mixed-use developments. The infrastructure network includes that which is required to be improved on-site and along the perimeter of a proposed development (i.e., sidewalks and bicycle paths) but the surrounding area’s network as well.

These initial recommendations based on the review of the policies of the 12 jurisdictions and conversations with City of Tampa staff. Further collaboration with City of Tampa and the Planning Commission will be needed on some of the recommendations provided. The recommendations in first portion called “Recommendation for Tampa’s Comprehensive Plan” could be implemented as part of the City of Tampa’s Comprehensive Plan Update process. The recommendations provided in the second portion are zoning related and the implementation of these recommendations would be at the City’s discretion.

RECOMMENDATION 1: CLEARLY DEFINE MIXED-USE

Further clarification through definition and category intent the term “Mixed-use”. A mixed-use land use category and a mixed-use development are different but perhaps not clearly explained. Many of the jurisdictions examined define mixed-use within their comprehensive plans and/or provided descriptive language for their mixed-use future land use categories, outlining the development form desired within those categories (horizontal and/or vertical integration of uses). The American Planning Association (APA) Smart Growth design principles allow for, rather than require, a vertical mix of commercial and residential uses within the same building. Vertical and horizontal integration can also be used to define the scale and form of developments.

- Initiate amendments to the Comprehensive Plan to define the following terms in the Comprehensive Plan.
- Amend definition of Mixed-use developments from “a type of development that combines a mix of uses that may include residential, commercial and/or office uses within one building or multiple buildings with direct pedestrian access between uses” to: “pedestrian-oriented developments that combine compatible land uses, public amenities, and transportation methods together at various scales and intensities”.
- Add definitions of:
 - **Mixed-use Structure:** A building where two or more distinct uses (e.g., office, retail, residential) are included in a single structure.
 - **Mixed-use Site:** A mixed-use site could be defined as an individual project in which two or more distinct uses (e.g., office, retail, residential) are in multiple buildings with direct pedestrian access between uses (i.e., sidewalks, crosswalks and/or paved paths).
 - **Mixed-use Corridor:** Mixed-use corridors can be defined as roadway corridors where commercial uses, public services, cultural facilities, and similar uses are integrated in mixed-use structures and sites that would be located within walking distance of surrounding residential neighborhoods and accessible from the corridor’s public transit.
 - **Mixed-use Neighborhood:** A district or area with a mixture of “diverse land uses in accessible neighborhood and regional centers encouraging daily walking, biking, and transit use, reduce vehicle distance traveled and automobile dependence, and support car-free living.” – LEED Definition for Mixed-use Neighborhood.
- Clarify the intent and description language of Mixed-Use Future Land Use categories.
- Along with definitions, category descriptions should be examined to clarify allowable uses, intensities, and densities for each category.
 - As of November 2021, Planning Commission staff is putting together a Request for Qualifications (RFQ) Future Land Use Category Assessment for the City of Tampa Comprehensive Plan. As part of the update to the Comprehensive Plan, the purpose of this study would be to provide an analysis of the Future Land Use (“FLU”) categories in the Tampa Comprehensive Plan and analyze recommend “out of the box” best practices

resulting in updated FLU categories for the City of Tampa Comprehensive Plan. As part of the proposed scope, there is an anticipated 6-month timeline for this project from the start date.

RECOMMENDATION #2: REQUIRE MIXED-USE ONLY IN CERTAIN GEOGRAPHIC AREAS

Generally, identifying the form, scale, and location of mixed-use developments will allow growth to occur and be directed in areas that can sustain it, while proper infrastructure is constructed. In areas where pedestrian/bicycle infrastructure does not currently support mixed-use development or will not be constructed concurrently with new development, mixed-use should not be *required*.

- Amend the Comprehensive Plan to encourage or require the ground floor of multi-story residential buildings to be built to accommodate non-residential uses in certain locations, based on criteria. Building to commercial standards on the first floor would give flexibility that the use may initially be residential but convert to non-residential as the market for those uses emerges. Criteria would be evaluated by staff and Council in the rezoning process and may include:
 - Proximity to transit or major intersections
 - Proximity to non-residential uses (i.e., within ¼ of a mile of site)
 - Creation of activity at different times of the day
- Update or initiate amendments to the Comprehensive Plan and Land Development Code based on the HART Transit Oriented Development study recommendations to further encourage growth and mixed-use development in areas supported by transit.
- Initiate a geographic specific planning process to better understand land use dynamics and market thresholds, to calibrate the requirements to specific corridors or neighborhoods. The process can be similar to those completed within West Tampa and Palma Ceia areas and should include assessments of accessibility to current and future transit, supporting infrastructure, market analysis exploring the need for housing, commercial/office uses or both and a robust public engagement process.
 - Minimum/maximum percentage requirements for certain zoning districts could be reflected in the Code
- Re-evaluate the locations of the mixed-use land use categories. Location specific policy that is promoting mixed-use development should be reviewed and updated with best practices. New locations or the removal of existing locations using the policy should be explored.

RECOMMENDATION #3: ALIGN POLICY WITH CAPITAL IMPROVEMENTS (CIP)

Aligning CIP projects in mixed-use areas and ensure implementing regulations require developers to build the compatible streetscape in these areas to provide for pedestrian and cycling facilities and infrastructure.

RECOMMENDATIONS FOR TAMPA'S LAND DEVELOPMENT CODE

The following are additional recommendations code implementation. Although these types of polices are typically found in Land Development Codes/Zoning, they were common policies discussed or implemented by other jurisdictions when Planning Commission staff was able to speak with representatives from the researched jurisdictions.

RECOMMENDATION #1: EXAMINE THE USE OF OVERLAY DISTRICTS (EXISTING AND NEW)

The overlay concept is useful where the desired mixed-use area crosses zoning district boundaries or includes only a piece of a district or where the community wishes to protect certain uses (like commercial or industrial) in parts of a district. The City of Tampa currently utilizes overlay districts and special districts. Special Districts contain the use regulations and overlays contain design standards. When locations of desired mixed use development are identified, the city's existing special and overlay districts' boundaries and regulations should be examined to determine if there is overlap and/or whether other special or overlay districts are needed to address desired mixed-use form.

RECOMMENDATION #2: REGULATE FIRST-FLOOR STREET FRONT USES

Regulate first-floor street front uses and incorporate goals and performance criteria that consider a development's mix and impact on the existing mix. Performance criteria such as:

- Minimum/Maximum Height. In Portland, Oregon allows increased heights for ground floor active uses. It is utilized to incentivize active uses on the ground floor.
- Types of uses. Incentivize activity generating uses (e.g., retail/commercial) along street frontages and in other locations where they may be easily accessed and may be readily served by transit in the future.

Constructing first floor to allow for flexibility of uses and conversion between uses (residential/commercial/office) of first floor space, to account for changes in the market.

- In Portland Oregon, the first floor can be designed with storefront-type windows and barrier-free entrances to facilitate future conversion to commercial uses or be designed to provide greater privacy by either being setback from the street or raised above street level.

RECOMMENDATION #3: REDUCE PARKING MINIMUMS TO ENCOURAGE MIXED-USE DEVELOPMENT

Areas identified for mixed-use development shall have reduced or eliminated parking requirements. Consideration can be given when in certain proximity to transit / major intersections.

- Portland, Oregon, and Minneapolis, Minnesota both have eliminated parking requirements in certain areas to support mixed-use development and transit ridership.

- Although there is no policy language eliminating parking requirements in the jurisdictions within Florida, West Palm Beach and Fort Lauderdale do encourage reduction of parking ratios for mixed-use and transit oriented development.

RECOMMENDATION #4: MINIMUM PERCENTAGE REQUIREMENTS FOR MIXED-USE DEVELOPMENTS

Since each area of the City varies in character and development pattern, a city-wide threshold is not recommended for mixed-use development. Establishing area-specific thresholds for mixed-use developments in neighborhoods or special areas can be implemented through a Land Development Code amendment.

Based on preliminary trend data collected by City Staff, requiring a percentage of a new development to include a second use can be tailored to a specific area to encourage the appropriate mixture of uses. Proposed mixed-use developments in areas like North Tampa would not be subject to the same thresholds as those developments in more urbanized area of the City, such as Westshore.

CONCLUSION

Through this review it was determined that there is no “one-size fits all” approach to implementing mixed-use policies and regulating mixed-use development. Instead, policy language varies from jurisdiction to jurisdiction. This affords decision-makers with the ability to provide more informed opinions on mixed-used policy and development projects.

ATTACHMENTS

ATTACHMENT A: COMPREHENSIVE PLAN SYNTHESIS

Comprehensive Plan Synthesis		Tampa	St. Petersburg	Orlando	Naples	West Palm Beach	Fort Lauderdale	Pensacola	Denver	Sacramento	Minneapolis	Portland	Sarasota County	Tallahassee-Leon County
Are mixed use policies found within the Plan?	Is there a Minimum/ Maximum (shown as % or Other)?	No	No	No	Yes**	Yes**	Yes	No	No	Yes**	Yes**	No	Yes**	Yes**
	Is there a policy for using FAR for Single Use Residential?	Yes	No	No	No	No	No	No	No	Yes	No	No	No	No
	Is there Bonus (Affordable Housing or other)?	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes*	Yes	No	Yes	Yes
	Are there limitations on Specific Uses?	Yes	Yes	Yes	No	Yes	Yes	Yes*	No	No	Yes*	Yes	No	No
	Is there a vertical integration requirement?	No	No	No	Yes*	Yes	No	No	No	Yes*	Yes*	No	Yes*	Yes*
Are mixed use areas identified in the Plan?	Corridors	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
	Downtown	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
	Secondary (Neighborhood, CRA, Nodal)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
	Coastal High Hazard Area (CHHA) or Other	Yes	Yes	Yes	Yes	No	No	No	No	Yes*	Yes	No	Yes	Yes*
Are there organizing Principles in the Plan?	Policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Tables	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes
	Graphics	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No
	Descriptive Text	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Is there a Plan reaction to mixed use?	Plan Amendment	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No
	Rezoning	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No	No
	Secondary Planning Process	No	Yes	Yes	No	Yes	Yes*	Yes	No	No	No	No	No	No

* Signifies that this policy/process/feature is required for Mixed-Use Development to occur within a category.

**Signifies those uses are regulated in another form (such as square footage or location), not necessarily percentage of the project or site.

ATTACHMENT B: JURISDICTION WORKSHEETS

MIXED-USE STUDY WORKSHEET INSTRUCTIONS

JURISDICTION: <i>[Identifies the Jurisdiction Studied]</i>	
Mixed-Use Definition	<i>[Provides definition of "mixed-use" as used in the plan]</i>
Land Use Categories Allowing Mixed-Use Development	<i>[Lists land use categories, if the plan explicitly states, that allow for any kind of mixed-use development]</i>

ARE MIXED-USE POLICIES FOUND WITHIN PLAN? <i>[Headings are a general question the Section below will be answering.]</i>		
<i>[This column (in Blue) specifies the policies of interest in relation to the question posed in the heading.]</i>	Yes/No <i>[This column identifies if specific policy on the left is found in the Plan. "Yes" if it found and "No" if it is not mentioned.]</i>	Comments <i>[If there is a "Yes" in the previous column, this column may provide further detail on the specific policy.]</i>
Are there policies mentioning minimum/maximum (shown as % or other)?		<i>[Are policies mentioning minimum or maximum requirements (expressed as percentages, square footage, etc.) regarding FAR, density (du/ac) and/or mix of uses found in the Plan.]</i>
Is there a policy for using FAR for Single Use Residential?		<i>[Is there a policy for the consideration of residential density above permitted FLU category in Mixed-Use categories via use of FAR, found in the Plan?]</i>
Is there a Bonus (Affordable Housing or other)?		<i>[Are there bonuses for mixed-use development. This could be an intensity bonus (used to purchase additional FAR), an affordable housing bonus, or any information on standards for granting these bonuses.]</i>
Are There Limitations on Specific Uses?		<i>[Are there limitations for any uses in mixed-use development (i.e., only certain uses are permitted or permitted as long other criteria are met)?]</i>
Is there a Vertical Integration Requirement?		<i>[Are mixed-use developments required to have vertical integration (i.e., nonresidential uses located on the ground floor with residential dwelling units located above)?]</i>
Other Considerations		<i>[Any other unique mixed-use policies considerations that are listed within the plan?]</i>

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN? <i>[Does the Comprehensive Plan identify these areas as areas where mixed-use is desired?]</i>		
	Yes/No	Comments
Corridors		<i>[Are there corridors identified for mixed-use development (could be areas between major intersections nodes, or extensions of mixed-use destination areas)?]</i>
Downtown		<i>[Are downtown development/ or center business districts (CBD) identified for mixed-use development?]</i>
Secondary (Neighborhood, CRA, Nodal)		<i>[Are community plan areas or special plan areas (i.e., important community nodes) identified for mixed-use development?]</i>
Coastal High Hazard Area (CHHA) or other considerations		<i>[Are there any other specific considerations, like environmental considerations, for mixed-use development?]</i>

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN? <i>[Are these features in the Comprehensive Plan document?]</i>		
	Yes/No	Comments
Policy		<i>[Are there specific policies in the plan that mention mixed-use?]</i>
Tables		<i>[Are there tables in the plan that organize information about mixed-use? (For example, tables showing min/max percentages, standards, etc.)]</i>
Graphics		<i>[Are there graphics (like maps) that show information regarding to mixed-use? (This could be future land use, location of mixed-use corridors or activity centers, etc.)]</i>
Descriptive Text		<i>[Is there descriptive text that provides further information on mixed-use (could discuss standards, allowable uses, intensities, etc.)]</i>
Other Considerations		<i>[Are there other organizing principles used in the plan?]</i>

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT? <i>[Are one of these processes needed to implement mixed-use development?]</i>		
	Yes/No	Comments
Plan Amendment		<i>[Is there indication that a plan amendment is needed to implement mixed-use development?]</i>
Rezoning		<i>[Does policy indicate if a rezoning is needed to implement mixed-use development?]</i>
Secondary Planning Process		<i>[Are there any other planning processes that may be needed for mixed-use development to be implemented?]</i>
Other Considerations		<i>[Any other considerations outside of planning processes considered for mixed-use development?]</i>

ADDITIONAL INFORMATION
<i>[Provides any additional information that does not fall within the categories above that are found to be significant (i.e., examples of mixed-use developments within municipalities, contacts from municipalities, etc.)]</i>

MIXED-USE STUDY WORKSHEET INSTRUCTIONS

JURISDICTION: <i>[Identifies the Jurisdiction Studied]</i>	
Mixed-Use Definition	<i>[Provides definition of "mixed-use" as used in the plan]</i>
Land Use Categories Allowing Mixed-Use Development	<i>[Lists land use categories, if the plan explicitly states, that allow for any kind of mixed-use development]</i>

ARE MIXED-USE POLICIES FOUND WITHIN PLAN? *[Headings are a general question the Section below will be answering.]*

<i>[This column (in Blue) specifies the policies of interest in relation to the question posed in the heading.]</i>	Yes/No <i>[This column identifies if specific policy on the left is found in the Plan. "Yes" if it found and "No" if it is not mentioned.]</i>	Comments <i>[If there is a "Yes" in the previous column, this column may provide further detail on the specific policy.]</i>
Are there policies mentioning minimum/maximum (shown as % or other)?		<i>[Are policies mentioning minimum or maximum requirements (expressed as percentages, square footage, etc.) regarding FAR, density (du/ac) and/or mix of uses found in the Plan.]</i>
Is there a policy for using FAR for Single Use Residential?		<i>[Is there a policy for the consideration of residential density above permitted FLU category in Mixed-Use categories via use of FAR, found in the Plan?]</i>
Is there a Bonus (Affordable Housing or other)?		<i>[Are there bonuses for mixed-use development. This could be an intensity bonus (used to purchase additional FAR), an affordable housing bonus, or any information on standards for granting these bonuses.]</i>
Are There Limitations on Specific Uses?		<i>[Are there limitations for any uses in mixed-use development (i.e., only certain uses are permitted or permitted as long other criteria are met)?]</i>
Is there a Vertical Integration Requirement?		<i>[Are mixed-use developments required to have vertical integration (i.e., nonresidential uses located on the ground floor with residential dwelling units located above)?]</i>
Other Considerations		<i>[Any other unique mixed-use policies considerations that are listed within the plan?]</i>

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN? *[Does the Comprehensive Plan identify these areas as areas where mixed-use is desired?]*

	Yes/No	Comments
Corridors		<i>[Are there corridors identified for mixed-use development (could be areas between major intersections nodes, or extensions of mixed-use destination areas)?]</i>
Downtown		<i>[Are downtown development/ or center business districts (CBD) identified for mixed-use development?]</i>
Secondary (Neighborhood, CRA, Nodal)		<i>[Are community plan areas or special plan areas (i.e., important community nodes) identified for mixed-use development?]</i>
Coastal High Hazard Area (CHHA) or other considerations		<i>[Are there any other specific considerations, like environmental considerations, for mixed-use development?]</i>

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN? *[Are these features in the Comprehensive Plan document?]*

	Yes/No	Comments
Policy		<i>[Are there specific policies in the plan that mention mixed-use?]</i>
Tables		<i>[Are there tables in the plan that organize information about mixed-use? (For example, tables showing min/max percentages, standards, etc.)]</i>
Graphics		<i>[Are there graphics (like maps) that show information regarding to mixed-use? (This could be future land use, location of mixed-use corridors or activity centers, etc.)]</i>
Descriptive Text		<i>[Is there descriptive text that provides further information on mixed-use (could discuss standards, allowable uses, intensities, etc.)]</i>
Other Considerations		<i>[Are there other organizing principles used in the plan?]</i>

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT? *[Are one of these processes needed to implement mixed-use development?]*

	Yes/No	Comments
Plan Amendment		<i>[Is there indication that a plan amendment is needed to implement mixed-use development?]</i>
Rezoning		<i>[Does policy indicate if a rezoning is needed to implement mixed-use development?]</i>
Secondary Planning Process		<i>[Are there any other planning processes that may be needed for mixed-use development to be implemented?]</i>
Other Considerations		<i>[Any other considerations outside of planning processes considered for mixed-use development?]</i>

ADDITIONAL INFORMATION

[Provides any additional information that does not fall within the categories above that are found to be significant (i.e., examples of mixed-use developments within municipalities, contacts from municipalities, etc.)]

MIXED-USE STUDY WORKSHEET

JURISDICTION: TAMPA, FL			
Mixed-Use Definition	A type of development that combines a mix of uses that may include residential, commercial and/or office uses within one building or multiple buildings with direct pedestrian access between uses. (Definitions Page 37).		
Land Use Categories Allowing Mixed-Use Development	Mixed-use development can be considered in all categories allowing residential development if that category also allows non-residential consideration if applicable policies and regulations are met. Mixed-use development is specifically encouraged through categories with “mixed-use” in its name (LU Policy 6.1.13)		
	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Community Mixed-Use 35 Suburban Mixed-Use 3 Suburban Mixed-Use 6 Neighborhood Mixed-Use 16 Suburban Mixed-Use 24</td> <td style="width: 50%;">Suburban Mixed-Use 35 Community Commercial 35 Urban Mixed-Use 60 Regional Mixed-Use 100</td> </tr> </table>	Community Mixed-Use 35 Suburban Mixed-Use 3 Suburban Mixed-Use 6 Neighborhood Mixed-Use 16 Suburban Mixed-Use 24	Suburban Mixed-Use 35 Community Commercial 35 Urban Mixed-Use 60 Regional Mixed-Use 100
Community Mixed-Use 35 Suburban Mixed-Use 3 Suburban Mixed-Use 6 Neighborhood Mixed-Use 16 Suburban Mixed-Use 24	Suburban Mixed-Use 35 Community Commercial 35 Urban Mixed-Use 60 Regional Mixed-Use 100		

ARE MIXED-USE POLICIES FOUND WITHIN PLAN?		
	Yes/No	Comments
Are there policies mentioning minimum/maximum (shown as % or other)?	No	
Is there a policy for using FAR for Single Use Residential?	Yes	Provides consideration of residential density above permitted FLU category in Mixed-Use categories. Compatibility should be demonstrated.
Is there a Bonus (Affordable Housing or other)?	Yes	FAR may be purchased allowing a bonus, affordable housing bonus also exists, neither need to demonstrate mixed-use. Node bonuses available not limited to mixed-use development. Ensures that new development provides amenities such as vertically mixed-use development. CBD periphery bonus must be a residential or mixed-use project. (General Provisions of the Plan starting on Page 116)
Are There Limitations on Specific Uses?	Yes	Higher-density mixed-use development along major arterial corridors requires certain features (LU Policy 6.1.6)
Is there a Vertical Integration Requirement?	No	Encourages the vertical and horizontal integration of complementary uses (LU Policy 9.1.4) Develop incentives to encourage commercial structures to be vertically mixed (LU Policy 15.2.8)
Other Considerations	Yes	Promote workforce housing in employment centers by exempting non-residential uses in the floor area calculation of vertically integrated mixed-use residential and commercial projects (LU Policy 2.2.5) . Multiple policies to encourage walkability in mixed-use centers (LU Policy 2.2.7, LU Policy 1.2.25, and LU Policy 1.16)

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN?		
	Yes/No	Comments
Corridors	Yes	Various Mixed-Use corridors identified Suburban Mixed-Use 3, Suburban Mixed-use 6, Neighborhood Mixed-Use 16, Neighborhood Mixed-Use 24, Neighborhood Mixed-Use 35, Community Mixed-Use 35, Community Commercial 35, Urban Mixed-Use 60, and Regional Mixed-Use 100. (Policy 6.1.13)
Downtown	Yes	Unlimited FAR (FAA guide). Encourage mixed-use, mixed-income housing development in Tampa’s new downtown areas of West Tampa, Riverfront and Ybor, the downtown core and along transit lines (LU Policy 9.9.1)
Secondary (Neighborhood, CRA, Nodal)	Yes	Mixed-use development projects proposed in South Tampa Heights. Special Areas General Mixed-Use 24 in Dobyville and South Ybor City. (DEVELOPMENT STANDARDS Starting on Page 80).
Coastal High Hazard Area (CHHA) or other considerations	Yes	None on CHHA, but mixed-use is encouraged along established mixed-use corridors, major intersections, and transit corridors.

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN?		
	Yes/No	Comments
Policy	Yes	Multiple Policies mentioned under LU Goals 1, 2, 3, 4, 6, 7, 8, 9, 10, and 15 . Mentioned as well under MBY Policy (MBY 1.3.8, MBY 3.1.8, MBY 5.2.4 and GOV Policy 1.8.2)
Tables	Yes	Land Use Matrix, LU Table TOD-3: Tampa and Hillsborough Fixed Guideway
Graphics	No	
Descriptive Text	Yes	Descriptions shown of various development patterns along with suitable locations and images. Descriptive text describing mixed-use corridors, framework for these corridors, which road corridors have mixed-uses along them, and how to support redevelopment of these corridors.
Other Considerations		

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT?		
	Yes/No	Comments
Plan Amendment	Yes	Proposed land use amendments for residential and mixed-use development within the Port Activity Center must demonstrate compatibility of the proposed use as it relates to adjacent properties already designated for industrial uses. (LU Policy 8.1.4)
Rezoning	Yes	
Secondary Planning Process	Yes	Changes to mixed-use centers may be considered via a neighborhood planning process (through form-based codes) (LU Policy 6.1.13)
Other Considerations		

ADDITIONAL INFORMATION

MIXED-USE STUDY WORKSHEET

JURISDICTION: ST PETERSBURG, FL		
Mixed-Use Definition	A site that has a combination of different land uses, such as residential, office, and retail (Page GID26) .	
Land Use Categories Allowing Mixed-Use Development	Residential/Office General (R/OG) - <i>Mixed-Use Allowed</i> Commercial General (CG) - <i>Mixed-Use Allowed</i> Central Business District (CBD) - <i>Mixed-Use Allowed</i> Planned Redevelopment-Mixed-Use - (PR-MU) <i>Mixed-Use Allowed</i>	Planner Redevelopment – Commercial (PR-C) - <i>Mixed-Use Allowed</i> Industrial Limited (IL) - <i>Limited Mixed-Use Allowed</i>

ARE MIXED-USE POLICIES FOUND WITHIN PLAN?		
	Yes/No	Comments
Are there policies mentioning minimum/maximum (shown as % or other)?	No	Within the future land use element only maximum residential densities and floor area ratios are given (Policy LU 3.1) .
Is there a policy for using FAR for Single Use Residential?	No	
Is there a Bonus (Affordable Housing or other)?	Yes	A density bonus of up to 30 dwelling units per acre is being offered to incentivize Missing Middle housing in the Residential Medium (RM), Planned Redevelopment –Residential (PR-R) and Planned Redevelopment –Mixed-Use (PR-MU) land use categories (Page GID26, Policy LU3.1) . Programs promoting mixed-use supportive housing.
Are There Limitations on Specific Uses?	Yes	In the Residential/Office General Category: personal/office services can not exceed 5,000 sq ft in floor area and no combination of uses can exceed 10% of the total area of said buildings. Residential uses are not to exceed 3 beds per dwelling unit. (Policy LU3.1.B.1) In the Industrial Limited category, a mixed-use project that does not include residential uses shall be subject to a master site plan, as well as Public/Semi-Public, Ancillary Non-Residential, Retail, Personal/Office Service, Transient Accommodation and Commercial Recreation uses shall be integral to, oriented within and function as part of the mixed-use project as distinct from free-standing, unrelated out-parcel type uses or strip commercial development. (Policy LU3.1.C.1) .
Is there a Vertical Integration Requirement?	No	
Other Considerations	No	

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN?		
	Yes/No	Comments
Corridors	Yes	Corridors defined as accommodating many different lands uses and providing the visual and functional imagery of the community at large (Page V-14) . In commercial corridors, mixed-use will be used to identify main nodes of activity and intensify uses, density, and activity (Page V-21) . Planning for transit corridors with an emphasis on mixed-use development along these corridors to create well-designed and livable communities, improve the city’s economic well-being, and contribute to energy conservation (Objective LU22) .
Downtown	Yes	Downtown and other activity centers have mixed-use areas (Policy T23.2) . The downtown area is a major employment center, has retail, residential and office uses (Table 1 Premium Transit Station Area Typologies) .
Secondary (Neighborhood, CRA, Nodal)	Yes	Community Redevelopment Districts (CRD), The Bayboro Harbor Redevelopment Area, The Port of St. Petersburg, and The Grand Central District. Activity Center and Activity Center Overlay. High-density mixed-use developments in and adjacent to activity centers are supported by mass transit. (Policy T1.6)
Coastal High Hazard Area (CHHA) or other considerations	Yes	Specific regulations for residential mixed-use developments within the coastal high hazard zone (Policy C7.9) Planned Redevelopment and Planned Redevelopment-Commercial has a mixed-use category the has a higher density (30 DU/ACRE compared to 24), when located outside of the Coastal High Hazard Area.

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN?		
	Yes/No	Comments
Policy	Yes	Mixed-use developments are encouraged in appropriate locations to foster a land use pattern that results in fewer and shorter automobile trips and vibrant walkable communities (Objective LU4) .
Tables	Yes	Table Showing Countywide Plan Map Categories and Corresponding Future Land Use Map Categories (Policy LU3.1.G) Premium Transit Station Area Typologies (Policy LU28.3) .
Graphics	Yes	Future Land Use Map (Page 259)
Descriptive Text	Yes	Chapter 2, “The Vision Element” (Page V-17)
Other Considerations	Yes	Brief history and introduction component discussing how design criteria has been implemented to further mixed-use development. Vision 2020 process to create citizen-based themes; one of which included to redevelop, enhance, and intensify mixed-use development corridors and mixed-use centers. Also stated that mixed-use centers shall be vital with service, professional and technology businesses that provide economic stability. Has recommendations based on visions of specific centers- for example in suburban centers, recommending that new used be mixed with residential for quality economic development. Defines that the basic formula for a mixed-use center in the design and composition of the original layout of downtown (Page V-20) .

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT?		
	Yes/No	Comments
Plan Amendment	Yes	

Rezoning	Yes	
Secondary Planning Process	Yes	In the Industrial Limited category, a planned industrial/mixed-use project that does not include residential uses shall be subject to a master site plan (Policy LU3.1.C.1) .
Other Considerations	Yes	<p>There are several corridors in the city that require specific management policies to address their unique character. “Requests to amend the Land Use Plan and Land Development Regulations to permit retail/office development in the North Sector on corridors other than 4th Street North should be recommended for denial by Staff, except at appropriate intersections of major streets or in designated mixed-use settings”. (Policy LU18.1)</p> <p>Zoning Categories where Mixed-Use is encouraged: CRT: Corridor Residential Traditional, CRS: Corridor Residential Suburban, CCT: Corridor Commercial Traditional, CCS: Corridor Commercial Suburban, DC: Downtown Center, IC: Institutional Center, RC: Retail Center (Policy LU23.4).</p>

ADDITIONAL INFORMATION

MIXED-USE STUDY WORKSHEET

JURISDICTION: ORLANDO, FL			
Mixed-Use Definition	No definition found in the Comprehensive Plan but Policy 2.1.8 states “The mixture of land uses is intended to promote variety, interest, and convenience while reducing monotony and over-commercialization”		
Land Use Categories Allowing Mixed-Use Development	<p>Mixed-Use is encouraged in certain areas that are considered areas of transition like the downtown activity center, (Policy S.7.1). Activity areas organized by highest intensity to lowest intensity:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Metropolitan Activity Center - <i>Mixed-Use Promoted</i> Urban Activity Center - <i>Mixed-Use Promoted</i> Community Activity Center - <i>Mixed-Use Promoted</i> Neighborhood Activity Center - <i>Mixed-Use Promoted</i> Office Low Intensity - <i>Limited Mixed-Use Allowed</i> Office Medium Intensity - <i>Limited Mixed-Use Allowed</i> </td> <td style="width: 50%; vertical-align: top;"> Office High Intensity - <i>Limited Mixed-Use Allowed</i> (Note: Residential Low, Medium, and High Intensity designations are primarily residential though a small amount of office or personal service may be allowed-typically around 10% of ground floor space) </td> </tr> </table> <p>Map of the activity centers and mixed-use corridors (Land Use Element Support Document - Figure LU-3). However, there are multiple sub areas where mixed-use corridors are not permitted to expand (Policy S.2.1).</p>	Metropolitan Activity Center - <i>Mixed-Use Promoted</i> Urban Activity Center - <i>Mixed-Use Promoted</i> Community Activity Center - <i>Mixed-Use Promoted</i> Neighborhood Activity Center - <i>Mixed-Use Promoted</i> Office Low Intensity - <i>Limited Mixed-Use Allowed</i> Office Medium Intensity - <i>Limited Mixed-Use Allowed</i>	Office High Intensity - <i>Limited Mixed-Use Allowed</i> (Note: Residential Low, Medium, and High Intensity designations are primarily residential though a small amount of office or personal service may be allowed-typically around 10% of ground floor space)
Metropolitan Activity Center - <i>Mixed-Use Promoted</i> Urban Activity Center - <i>Mixed-Use Promoted</i> Community Activity Center - <i>Mixed-Use Promoted</i> Neighborhood Activity Center - <i>Mixed-Use Promoted</i> Office Low Intensity - <i>Limited Mixed-Use Allowed</i> Office Medium Intensity - <i>Limited Mixed-Use Allowed</i>	Office High Intensity - <i>Limited Mixed-Use Allowed</i> (Note: Residential Low, Medium, and High Intensity designations are primarily residential though a small amount of office or personal service may be allowed-typically around 10% of ground floor space)		

ARE MIXED-USE POLICIES FOUND WITHIN PLAN?		
	Yes/No	Comments
Are there policies mentioning minimum/maximum (shown as % or other)?	No	Orlando has minimum intensity requirements used to promote transit. Those that do not meet the minimum FAR or density requirements will be deemed conforming but underdeveloped, but they do not dictate uses. (Objective 2.1)
Is there a policy for using FAR for Single Use Residential?	No*	
Is there a Bonus (Affordable Housing or other)?	Yes	Bonuses can be allowed after review in accordance to regulations for “Bonuses in Office, Mixed-Use Corridor, and Activity Center Districts,” as provided at Part 6B, Chapter 58, of the Land Development Code” (Policy S.4.7) . there is an intensity bonus in Mixed-Use corridors (Policy 2.2.5) Also are standards for granting a density and/or intensity bonus in office districts that encourage mixed-use development (Policy 2.4.1) Special Plans allow for density bonuses as well.
Are There Limitations on Specific Uses?	Yes	Commercial is allowed as a secondary use but is allowed as a principal use within the I-C zoning district. (Page LU-20) Residential uses may be allowed within the traditional city through a conditional use permit There are certain minimum and maximum percentages of total floor area designated for activity centers. (Objective 2.1) Residential zones allow lower intensity and fewer mixed-uses, office zones allow higher intensity and encourage multi-family, industrial zones usually do not allow residential uses with some exceptions. Certain low and medium intensity areas are protected from encroachment. (Policy 2.3.2)
Is there a Vertical Integration Requirement?	No	Vertical integration is encouraged in mixed-use districts but there are no requirements.
Other Considerations	No	

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN?		
	Yes/No	Comments
Corridors	Yes	Mixed-Use Corridors have 2 classifications: High Intensity and Medium Intensity. (Policy 2.2.1) Expansion of mixed-use corridors (Policy 2.2.4) . Mixed-Use corridors provide for and encourage concentrated areas of mixed-use development along major transportation corridors (Future Land Use Element Support Document Page 23) .
Downtown	Yes	Metropolitan Activity centers are targeted for downtown area, with many special, mixed-use projects residing in or near the downtown area. High intensity land use categories are designated in locations immediately adjacent to the Metropolitan activity centers (Policy 2.3.2)
Secondary (Neighborhood, CRA, Nodal)	Yes	Activity Centers defined as “downtown activity center”, “metropolitan activity center”, “urban activity center”, “community activity center”, “neighborhood activity center (Policy 2.1.1) One of the main activity center standards are to incorporate “a mixture of uses, including mixed-use buildings” (Page LU-85) Intent of Mixed-Use/Neighborhood Development Designation (Policy 2.4.6) Standards, allocation, criteria for consideration, and other restrictions (Page LU-35 to LU-38) . Special Planned Areas Note: Other land use categories
Coastal High Hazard Area (CHHA) or other considerations	Yes	In Subarea 17 (and Subarea 19), “Property owners are encouraged to consolidate lots with residential future land use designations and lots with office or mixed-use future land use designations into comprehensive redevelopment sites to ensure unified access and site circulation.” (Policy S.18.1)

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN?		
	Yes/No	Comments
Policy	Yes	Multiple Policies describing mixed-use: in terms of corridors, buildings, development, etc.
Tables	Yes	Various tables showing min/max percentages, standards, uses allowed in each FLU category. (Figure LU-1)
Graphics	Yes	Future Land Use 2045 Map (which shows intensities and mixed-use corridors locations), Southeast Orlando Sector Plan, Aircraft noise control zones, height contours, airport zoning and educational facilities, proximity to landfills, subarea boundaries, policy boundary numbers in reference to subareas, regional activity centers locations, downtown school concurrency exemption area, street level commercial use areas, and Narcoossee Road Lake Whipoorwill study area. (Page LU-131)
Descriptive Text	Yes	Each center/designation is described by showing allowable uses, intensity, and standards. Example included in document of the Village Center (Page LU-99)

Other Considerations	Yes	The Plan starts with a vision statement, describes history, concerns/challenges, growth projections, etc. Refer to back up document for excerpts from this that reference the use of mixed-use centers.
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IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT?		
	Yes/No	Comments
Plan Amendment	Yes	To alter densities or intensities established by Figure LU-1 for Mixed-Use corridors, an amendment to the Growth Management Plan is needed (Policy 2.2.2) FAR cannot be altered except by amendment of the Growth Management Plan (Policy 2.1.2)
Rezoning	Yes	Criteria to identify a substantial amendment (Page LU-32)
Secondary Planning Process	Yes	Mixed-use projects would have to have a master plan or a PD. Southeast Town Design Review Committee: any increases in the development program in this area can be reviewed and approved by this committee in order to make the approval process quicker and easier for mixed-use developments. Using this process, no public hearing is needed as long as the project is consistent with the PD. (Policy S.40.2)
Other Considerations	Yes	To implement the Growth Management Plan, Orlando has determined that mixed-use Activity Center and Mixed-Use Corridor Land Use categories are needed (Page LU-21) Mostly implemented through PDs, master plans, or special plans (with overlays). (Policy S.12.7)

ADDITIONAL INFORMATION
<p>* Some information provided by city official regarding the LDC Section 58.207 for FAR calculations.</p> <p>Spoke with Paul Lewis, Chief Planning Manager</p> <p>Specific implementation strategies are located in the LDC Mixed-use has been implemented since 1991. Bonuses are intended to achieve a greater mixture of land uses. (LDC Part 6A, Ch 58) Bonuses available to encourage street-level commercial uses as secondary uses in specific areas (Policy 5.4.11 See LDC Part 6A Ch 58, Sec. 58.1103 for criteria for approval)</p>

MIXED-USE STUDY WORKSHEET

JURISDICTION: NAPLES, FL	
Mixed-Use Definition	No definition in Comprehensive Plan
Land Use Categories Allowing Mixed-Use Development	Downtown Mixed-Use District – <i>Mixed-Use Encouraged</i> Waterfront Mixed-Use – <i>Mixed-Use Encouraged</i>

ARE MIXED-USE POLICIES FOUND WITHIN PLAN?		
	Yes/No	Comments
Are there policies mentioning minimum/maximum (shown as % or other)?	Yes	The ground floor of buildings in the Waterfront Mixed-Use may only be used for commercial office or retail. All the permitted uses within this district are allowed on the remaining stories (Land Use Description 1.c) Maximum Aggregate density for the Downtown Mixed-Use District is 12 units per acre for 118 acres, or 1,416 units (Land Use Description 1.e).
Is there a policy for using FAR for Single Use Residential?	No	
Is there a Bonus (Affordable Housing or other)?	No	
Are There Limitations on Specific Uses?	No	
Is there a Vertical Integration Requirement?	Yes	Within Waterfront Mixed-Use designated areas, the ground floor of buildings in this district may only be used for commercial office or retail. All the permitted uses within this district are allowed on the remaining stories (Land Use Description 1.c).* Within Downtown Mixed-Use District, permitted uses in this district will continue to be Mixed-Use with emphasis on residential and commercial uses within the same structure (Land Use Description 1.e).*
Other Considerations		<i>*From this it can be inferred that vertical integration is required</i>

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN?		
	Yes/No	Comments
Corridors	No	
Downtown	Yes	The downtown mixed-use district shall encourage a broad range of service businesses and shall provide an opportunity for mixed-uses, with emphasis on upper-story residential in commercial structures. (Policy 5-4)
Secondary (Neighborhood, CRA, Nodal)	No	
Coastal High Hazard Area (CHHA) or other considerations	Yes	Direct new population growth away from known or predicted CHHAs except: 1. Mixed-use projects which further economic development and revitalization efforts in the Downtown Mixed-Use and Limited Commercial designations; and 2. Residential development in compliance with the FLUM and as further limited by City regulations. (Policy 5-2)

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN?		
	Yes/No	Comments
Policy	Yes	Continue to promote and maintain mixed-use land use and zoning that reduces trip lengths, number of trips, time of travel and promotes pedestrian activity. (Policy 1-13.1)
Tables	Yes	Land Use Category Permitted Density/Intensity, Annexation Land Use, Community Profile
Graphics	Yes	Future Land Use Map, Existing Land Use Map
Descriptive Text	Yes	Land Use Designation Descriptions
Other Considerations		

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT?		
	Yes/No	Comments
Plan Amendment	Yes	
Rezoning	Yes	
Secondary Planning Process	No	
Other Considerations		

ADDITIONAL INFORMATION

MIXED-USE STUDY WORKSHEET

JURISDICTION: WEST PALM BEACH, FL		
Mixed-Use Definition	Mixed-Use means a development that combines residential, commercial, retail, and/or office uses in a vertical fashion (in a single building). (Introduction and Administration Element, IV. Definitions)	
Land Use Categories Allowing Mixed-Use Development	Mixed-Use (MU) - <i>Mixed-Use Promoted</i> Urban Central Business District (UCBD) - <i>Mixed-Use Promoted</i> Commercial East (CE) - <i>Mixed-Use Allowed</i>	Multifamily (MF) - <i>Limited Mixed-Use Allowed</i> Planned Community (PC) - <i>Limited Mixed-Use Allowed</i> Office Residential (OR) - <i>Limited Mixed-Use Allowed</i> Community Service (CS) - <i>Limited Mixed-Use Allowed</i>

ARE MIXED-USE POLICIES FOUND WITHIN PLAN?		
	Yes/No	Comments
Are there policies mentioning minimum/maximum (shown as % or other)?	Yes	For the MF FLU designation there is a maximum for commercial uses, limited commercial uses that do not occupy more than 5% of the total project square footage (Future Land Use Element [FLUE] Policy 1.1.3) For the PC FLU designation there is a maximum for commercial uses, Neighborhood scale commercial, office and institutional uses are also permitted provided such uses do not occupy more than 5% of the PC land area with an FAR of .5 for the non-residential parcel (FLUE Policy 1.1.3) NMUD (FLUE Policy 1.7.2.2) & BMUD (FLUE Policy 1.7.2.4) have maximum buildouts (square footage and residential units).
Is there a policy for using FAR for Single Use Residential?	No	
Is there a Bonus (Affordable Housing or other)?	Yes	In the MU FLU designation, additional stories, additional density, additional Floor Area Ratios, air rights easements over arcades on public rights-of-way, public-private partnerships, shared parking agreements for mixed-use are incentivized (FLUE Policy 1.7.2.1b) .
Are There Limitations on Specific Uses?	Yes	OR, CE, CS, and MF have limitations on permitted uses. (FLUE Policy 1.1.3) .
Is there a Vertical Integration Requirement?	Yes	Within the PC Future Land Use Designation "Neighborhood scale commercial, office and institutional uses...shall provide for vertical or horizontal integration" (FLUE Policy 1.1.3) . PC FLU is intended for areas developed as or that are best suited for development as a planned community (1-10 du/ac).
Other Considerations	No	

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN?		
	Yes/No	Comments
Corridors	Yes	Mixed-use development is promoted in the Currie Corridor Mixed-Use District (CMUD), which is also a zoning district (FLUE Policy 1.7.2.3 & Policy 1.12.6.1) .
Downtown	Yes	The downtown is identified as an area where mixed-use development should be promoted (FLUE Policy 1.12.6.1) . The downtown has a FLU designation of Urban Central Business District (UCBD) that is regulated through an adopted Master Plan (FLUE Policy 1.7.2.3 and Downtown Master Plan Element (DMP) Policies 3.1.1 and 3.1.3) . Multiple mixed-use corridors are identified within the downtown master plan (DMP Policy 1.1.1.A-N) .
Secondary (Neighborhood, CRA, Nodal)	Yes	There are zoning districts identified in the Plan where mixed-use should be promoted (Policy 1.12.6.1) Broadway Mixed-Use District (BMUD) (FLUE Policy 1.7.2.4) and The Northwood Mixed-Use District (NMUD) (FLUE Policy 1.7.2.2) .
Coastal High Hazard Area (CHHA) or other considerations	No	

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN?		
	Yes/No	Comments
Policy	Yes	
Tables	Yes	Future Land Use, Density, and Intensity Table (FLUE Policy 1.1.3) . Buildable Areas Monitoring Table (FLUE Policy 1.7.6)
Graphics	Yes	Map of Downtown Master Plan
Descriptive Text	Yes	Future Land Use Designations - Descriptions and Allowed Uses (FLUE Policy 1.1.3) .
Other Considerations	No	

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT?		
	Yes/No	Comments
Plan Amendment	Yes	
Rezoning	Yes	
Secondary Planning Process	Yes	In addition to the comprehensive plan amendment process, a neighborhood master plan must be created approved by the City Commission prior to the adoption of a MU future land use designation (FLUE Policy 1.7.2.1) .
Other Considerations	Yes	All Applicants with development proposals in the Mixed-Use Districts shall be encouraged to attend a pre-design workshop with the CRA and City's staff prior to Site Plan or Master Plan submittal for official review. (FLUE Policy 1.7.2.1c) Design principles and procedures shall apply to all development and redevelopment within the boundaries of a Mixed-use district (FLUE Policy 1.7.2.1d)

ADDITIONAL INFORMATION	
Examples of mixed-use projects:	Rosemary Square and Flagler Banyan Square within the Downtown Master Plan/UCBD Future Land Use designation Casa Mara with a CE Future Land Use designation.

MIXED-USE STUDY WORKSHEET

JURISDICTION: FORT LAUDERDALE, FL		
Mixed-Use Definition	a. Mixed-Use Development – Single-Use Buildings. A mixed-use development, which contains both residential and commercial business, uses that are housed in separate buildings. b. Mixed-Use Development – Mixed-Use Buildings. A mixed-use development which contains a mixture of residential and commercial business uses within the same building. (POLICY FLU 1.1.13)	
Land Use Categories Allowing Mixed-Use Development	Low 4.4 Mixed-Use – <i>Mixed-Use Required</i> Low-Medium 8 Mixed-Use – <i>Mixed-Use Required</i> Medium 15 Mixed-Use – <i>Mixed-Use Required</i> Medium-High 25 Mixed-Use – <i>Mixed-Use Required</i> High 60 Mixed-Use – <i>Mixed-Use Required</i> Local Activity Center – <i>Mixed-Use Required</i> Transit Oriented Corridor – <i>Mixed-Use Required</i>	Transit Oriented Development – <i>Mixed-Use Required</i> Regional Activity Center (Multiple Sub-Designations) – <i>Mixed-Use Encouraged</i> Medium-High Residential – <i>Limited Mixed-Use</i> High Residential - <i>Limited Mixed-Use</i> Commercial - <i>Limited Mixed-Use</i> Employment Center - <i>Limited Mixed-Use</i>

ARE MIXED-USE POLICIES FOUND WITHIN PLAN?		
	Yes/No	Comments
Are there policies mentioning minimum/maximum (shown as % or other)?	Yes	For Mixed-Use FLU categories density shall not exceed the units per acre and the floor area ratio permitted. Minimum of two uses required within the development and a minimum percentage of 10% for any one use. Residential development is a required use. Categories may be applied to parcels up to 50 gross acres in size (POLICY FLU 1.1.9. Mixed-Use Residential) . For Regional Activity Centers, each designated center has maximum intensity/density delineated in the Plan (POLICY FLU 1.1.9. Regional Activity Center) .
Is there a policy for using FAR for Single Use Residential?	No	
Is there a Bonus (Affordable Housing or other)?	Yes	“Flexibility Units” (OBJECTIVE FLU 1.2: Utilization of Flexibility Rules) Flexibility units are the difference between the number of residential dwelling units permitted by the Broward County Land Use Plan and the number of residential dwelling units permitted by the City’s Land Use Plan. Needs approval of Broward County Commission and is subject to additional criteria (rules) depending on determined zones. Development focused in the City’s Regional Activity Centers and major transit corridors.
Are There Limitations on Specific Uses?	Yes	Commercial, Medium-High Residential, and High Residential Future Land Use designations have criteria that need to be met to build commercial or residential uses without requesting a Comprehensive Plan amendment. These criteria include size limitations on the type, intensity, and mixture of uses (POLICY FLU 1.1.9) .
Is there a Vertical Integration Requirement?	No	
Other Considerations	Yes	There are Design Guidelines for Mixed-Use categories (POLICY FLU 1.1.9. Mixed-Use Residential) .

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN?		
	Yes/No	Comments
Corridors	Yes	Encourage mixed-use and standalone multifamily/residential development on Andrews Avenue, Federal Highway. Incentivize mixed-use in Railroad (along Florida East Coast) Mixed-Use district. (POLICY FLU 1.1.9 South Regional Activity Center)
Downtown	Yes	Create a vibrant mixed-use Downtown (POLICY FLU 2.4.3)
Secondary (Neighborhood, CRA, Nodal)	Yes	Encourage mixed-use development in areas served by regional transit stations, such as Tri-Rail stations, major transit hubs, and neighborhood and regional transit centers (POLICY FLU 1.1.9 Transit Oriented Development). Direct growth to designated Urban Redevelopment/Downtown Revitalization Areas (OBJECTIVE FLU 2.4) .
Coastal High Hazard Area (CHHA) or other considerations	No	

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN?		
	Yes/No	Comments
Policy	Yes	Encourage mixed-use developments to enhance the livability of the city in order to discourage urban sprawl. (OBJECTIVE FLU 2.3) Mixed-use residential development shall promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian, and other non-motorized movement (POLICY FLU 3.4.5) .
Tables	Yes	
Graphics	Yes	
Descriptive Text	Yes	
Other Considerations		

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT?		
	Yes/No	Comments
Plan Amendment	Yes	
Rezoning	Yes	
Secondary Planning Process	Yes	The City shall coordinate concurrency regulations and land use planning activities with the Broward County Land Use Plan (POLICY FLU 3.1.1) .
Other Considerations	Yes	Density for mixed-use development shall have a density limitation based on gross acres, as defined by the Broward County Land Use Plan. (POLICY FLU 1.1.13)

ADDITIONAL INFORMATION
No specific sites designated “Mixed-Use Residential” at time of adoption of the Plan (April 2021).

MIXED-USE STUDY WORKSHEET

JURISDICTION: PENSACOLA, FL		
Mixed-Use Definition	No definition found in the Comprehensive Plan.	
Land Use Categories Allowing Mixed-Use Development	Residential/Neighborhood Commercial District - <i>Mixed-Use Allowed</i> Office District - <i>Mixed-Use Promoted</i> Commercial District - <i>Mixed-Use Allowed</i>	Industrial District - <i>Limited Mixed-Use Allowed</i> <i>Note: As zoning districts increase in density, anything that precedes it is allowed (Pages 1-3).</i>

ARE MIXED-USE POLICIES FOUND WITHIN PLAN?		
	Yes/No	Comments
Are there policies mentioning minimum/maximum (shown as % or other)?	No	
Is there a policy for using FAR for Single Use Residential?	No	
Is there a Bonus (Affordable Housing or other)?	Yes	There are density bonuses found in the plan that encourage superior building and site design, preservation of sensitive lands/open space, higher density housing, and affordable housing (Policy FLU-1.8.3) Economic incentives for developments in cited neighborhoods (Policy FLU-1.12.7)
Are There Limitations on Specific Uses?	Yes	In the Residential/Neighborhood Commercial District, commercial uses are restricted to floor area. In Industrial District, a mixture of office, commercial and a mixture of light industrial, heavy industrial and industrial park uses are allowed. Interstate Corridor allows a mixture of commercial and recreation but no residential. There are limitations to commercial uses to a maximum floor area (residential/neighborhood commercial district land use).
Is there a Vertical Integration Requirement?	No	Not required, but in Commercial district, residential uses are allowed on upper floors above ground floor commercial or office uses.
Other Considerations	Yes	Implementation to encourage mixed-use development includes techniques such as planned unit developments, cluster housing, mixed-uses on individual parcels and other approaches as provided in the land development code. Whether the district is an older or newly section, will affect what the mixture will be intended for (for example as infill or transition area). (Policy FLU-1.9.4)

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN?		
	Yes/No	Comments
Corridors	Yes	Promote complimentary mix of residential/commercial/recreation uses along primary vehicular corridors of neighborhoods (primarily within the urban core and inner-city community redevelopment areas). (Policy FLU-1.9.5 & 6)
Downtown	Yes	Mixed-use developments promoted in downtown urban core areas (Policy FLU-1.11.1) Mixed-use development is encouraged to increase density in designated urban core (Policy FLU-1.92) . Support mixed-use development consistent with CRA Downtown Master Plan Strategies (Policy H-3.4.2) Encourage utilization of upper vacant floors in downtown business district for residential development (Policy H-3.4.3)
Secondary (Neighborhood, CRA, Nodal)	Yes	"Community Redevelopment Areas"- in accordance with the Urban Infill and Redevelopment Area Plan (Objective FLU-1.12) Encourages the use of mixed-use boulevards in these areas (Policy FLU-1.12.5)
Coastal High Hazard Area (CHHA) or other considerations	No	In the CHHA areas that do exist, developments are limited to specific densities based on location and must be consistent with the Coastal Management Element.

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN?		
	Yes/No	Comments
Policy	Yes	Encourages mixed-use development (Policy FLU-1.9.2) Encourage walkable, mixed-use, mixed income communities (Policy H-5.1.1)
Tables	No	
Graphics	Yes	Existing Future Land Use Map, Proposed Future Land Use
Descriptive Text	Yes	
Other Considerations	No	

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT?		
	Yes/No	Comments
Plan Amendment	Yes	Allow for opportunities for dispute resolutions when request for an amendment to the comprehensive plan is denied. (Objective FLU-1.13)
Rezoning	Yes	Identify and revise incompatible zoning designations and approved land uses (Policy FLU-1.10.1)
Secondary Planning Process	Yes	There is a specific conditional use approval process for redevelopment of vacant institutional structures: for example, a hospital is moving its campus but is creating its own master plan that will need to be approved through the city planning board.
Other Considerations	Yes	Land development regulations shall allow flexibility, within some zoning districts to provide for affordable housing and other redevelopment opportunities. (Policy FLU-1.8.2) . Allow development of mixtures through review and revision of the Land Development Code (Policy-FLU-1.9.6) Revise the LDC when necessary to support walkability in downtown (Policy FLU 1.11.2) Exploring the use of State and Federal redevelopment programs to encourage a mix of uses (Policy FLU-1.10.4)

All density bonuses will be approved by the City Planning Board. (Policy FLU-1.10.2)

ADDITIONAL INFORMATION

Spoke with planning professionals: Cynthia Cannon (Assistant Planning Services Director) and Sherry Morris (Planning Services Director)

MIXED-USE STUDY WORKSHEET

JURISDICTION: DENVER, CO	
Mixed-Use Definition	Mixes of residential, commercial and office space within the same buildings and/or districts.
Land Use Categories Allowing Mixed-Use Development	Urban – <i>Mixed-Use Promoted</i> General Urban – <i>Mixed-Use Promoted</i> Urban Center – <i>Mixed-Use Promoted</i> Downtown – <i>Mixed-Use Promoted</i> They do not have traditional land use categories. They are based off neighborhoods and in a transect format.

ARE MIXED-USE POLICIES FOUND WITHIN PLAN?		
	Yes/No	Comments
Are there policies mentioning minimum/maximum (shown as % or other)?	No	
Is there a policy for using FAR for Single Use Residential?	No	
Is there a Bonus (Affordable Housing or other)?	No	
Are There Limitations on Specific Uses?	No	
Is there a Vertical Integration Requirement?	No	
Other Considerations	No	

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN?		
	Yes/No	Comments
Corridors	Yes	Build a network of well-connected vibrant, mixed-use centers and corridors. (Strong and Authentic Neighborhoods 1.A.)
Downtown	Yes	Improve multimodal connections within and between mixed-use centers including downtown Denver International Airport and major urban centers. (Connected, Safe and Accessible Parks 8.A)
Secondary (Neighborhood, CRA, Nodal)	Yes	Urban, General Urban, Urban Center, Downtown Neighborhoods
Coastal High Hazard Area (CHHA) or other considerations	No	

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN?		
	Yes/No	Comments
Policy/Strategy	Yes	
Tables	No	
Graphics	Yes	Neighborhood Context Graphics
Descriptive Text	Yes	
Other Considerations		

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT?		
	Yes/No	Comments
Plan Amendment	No	
Rezoning	No	
Secondary Planning Process	No	
Other Considerations	No	

ADDITIONAL INFORMATION

MIXED-USE STUDY WORKSHEET

JURISDICTION: SACRAMENTO, CA		
Mixed-Use Definition	Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.	
Land Use Categories Allowing Mixed-Use Development	Suburban High Density – <i>Limited Mixed-Use</i> Traditional High Density – <i>Limited Mixed-Use</i> Urban Low Density – <i>Limited Mixed-Use</i> Urban Medium Density – <i>Limited Mixed-Use</i> Urban High Density – <i>Limited Mixed-Use</i> Suburban Center – <i>Mixed-Use Promoted</i> Traditional Center – <i>Mixed-Use Promoted</i>	Urban Center Low – <i>Mixed-Use Promoted</i> Urban Center High – <i>Mixed-Use Promoted</i> Central Business District – <i>Mixed-Use Promoted</i> Suburban Corridor – <i>Mixed-Use Promoted</i> Urban Corridor Low – <i>Mixed-Use Promoted</i> Urban Corridor High – <i>Mixed-Use Promoted</i> Employment Center Mid Rise – <i>Limited Mixed-Use</i>

ARE MIXED-USE POLICIES FOUND WITHIN PLAN?		
	Yes/No	Comments
Are there policies mentioning Minimum/Maximum (shown as % or Other)?	Yes	Units & FAR (Table LU 1).
Is there a policy for using FAR for Single Use Residential	Yes	Residential development that is part of a mixed-use building shall comply with the allowed floor area ratio (FAR) range and is not subject to the allowed density range. Standalone residential development shall comply with the allowed density range. Table LU 1 Note (3) .
Is there a Bonus (Affordable Housing or other)?	Yes	Suburban Centers and Destinations. The City shall provide incentives (e.g., rezoning, density bonuses, or housing by right) to transform existing auto-dominated suburban centers into neighborhood destinations by integrating residential, office, service, and community supportive facilities and services with retail uses and by adding public plazas and pedestrian amenities that will create people-oriented centers for living, working, and gathering. (RDR) (LU 5.2.1)
Are there Limitations on Specific Uses?	No	
Is there a Vertical Integration Requirement?	Yes	The City shall encourage and, where feasible, require the vertical and horizontal integration of uses within commercial centers and mixed-use centers, particularly residential and office uses over ground floor retail. (RDR) (LU 5.1.4)
Other Considerations	Yes	In a mixed-use of residential and commercial, there are only parking requirements for the residential portion. (Found within LDC)

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN?		
	Yes/No	Comments
Corridors	Yes	Mixed-Use Corridors. The City shall create or improve mixed-use corridors by requiring compact development patterns that are oriented to and frame the street, establish a safe and comfortable environment for walking, and avoid encroachment upon adjacent residential areas. (RDR) (LU 6.1.1). Suburban Corridor / Urban Corridor Low / Urban Corridor High.
Downtown	Yes	Mixed-Use Downtown Development. The City shall support a mixed-use, vibrant CBD by encouraging innovative mixed-use development resulting in development consistent with Sacramento’s commitment to environmental sustainability. (RDR) (LU 5.6.3) Central Business District – 61 to 450 (du/ga) & 3.00 to 15.00 FAR (Mixed-use not required).
Secondary (Neighborhood, CRA, Nodal)	Yes	Mixed-Use found within the Community Plans of Fruitridge Broadway, North Natomas, North Sacramento, South Area, South Natomas.
Coastal High Hazard Area (CHHA) or other considerations	Yes	The City shall require mixed-use, commercial, and industrial projects to mitigate operational noise impacts to adjoining sensitive uses when operational noise thresholds are exceeded. (RDR) (EC 3.1.8)

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN?		
	Yes/No	Comments
Policy	Yes	LU Goals 4.2 /4.4 /5.1 /6.1 & 18 Policies.
Tables	Yes	Land Use & Urban Form Designations.
Graphics	Yes	Examples include layout of urban guidelines and location of existing mixed-use corridors.
Descriptive Text	Yes	
Other Considerations		

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT?		
	Yes/No	Comments
Plan Amendment	Yes	
Rezoning	Yes	
Secondary Planning Process	No	
Other Considerations		

ADDITIONAL INFORMATION
Chapter 17 of the Sacramento City Code contains mixed-use. Division II ZONING DISTRICTS AND LAND USE REGULATIONS (qcode.us)

MIXED-USE STUDY WORKSHEET

JURISDICTION: MINNEAPOLIS, MN			
Mixed-Use Definition	No definition found in the Comprehensive Plan.		
Land Use Categories Allowing Mixed-Use Development	<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-right: 1px dashed black; padding-right: 5px;"> Urban Neighborhood - <i>Limited Mixed-Use Allowed</i> Neighborhood Mixed-Use - <i>Mixed-Use Allowed</i> Corridor Mixed-Use - <i>Mixed-Use Promoted</i> Community Mixed-Use - <i>Mixed-Use Promoted</i> </td> <td style="width: 50%; padding-left: 5px;"> Destination Mixed-Use - <i>Mixed-Use Required</i> Neighborhood Offices and Services - <i>Mixed-Use Allowed</i> Public, Office, and Institutional - <i>Mixed-Use Promoted</i> Production Mixed-Use - <i>Mixed-Use Promoted</i> (Future Land Use and Built Form Page 58) </td> </tr> </table>	Urban Neighborhood - <i>Limited Mixed-Use Allowed</i> Neighborhood Mixed-Use - <i>Mixed-Use Allowed</i> Corridor Mixed-Use - <i>Mixed-Use Promoted</i> Community Mixed-Use - <i>Mixed-Use Promoted</i>	Destination Mixed-Use - <i>Mixed-Use Required</i> Neighborhood Offices and Services - <i>Mixed-Use Allowed</i> Public, Office, and Institutional - <i>Mixed-Use Promoted</i> Production Mixed-Use - <i>Mixed-Use Promoted</i> (Future Land Use and Built Form Page 58)
Urban Neighborhood - <i>Limited Mixed-Use Allowed</i> Neighborhood Mixed-Use - <i>Mixed-Use Allowed</i> Corridor Mixed-Use - <i>Mixed-Use Promoted</i> Community Mixed-Use - <i>Mixed-Use Promoted</i>	Destination Mixed-Use - <i>Mixed-Use Required</i> Neighborhood Offices and Services - <i>Mixed-Use Allowed</i> Public, Office, and Institutional - <i>Mixed-Use Promoted</i> Production Mixed-Use - <i>Mixed-Use Promoted</i> (Future Land Use and Built Form Page 58)		

ARE MIXED-USE POLICIES FOUND WITHIN PLAN?		
	Yes/No	Comments
Are there policies mentioning minimum/maximum (shown as % or other)?	Yes	In the “built form” standards, there are Min and Max DU/Acre as well as % Residential shown per each land use and built form. This figure also accommodates these percentages for forecasted growth up until 2040. (Figure 2, Appendix B) Destination Mixed-Use requires commercial retail uses to be on the first floor. (Future Land Use and Built Form Page 58)
Is there a policy for using FAR for Single Use Residential?	No	Any Minneapolis zoning district allows the same FAR for residential and commercial uses.
Is there a Bonus (Affordable Housing or other)?	Yes	Density/Floor Area bonuses for mixed-use. The bonus does require that residential be above commercial uses: In commercial districts, floor area increases only apply to commercial if their uses are for retail or services (not offices for example). There are density bonuses for the construction of affordable housing.
Are There Limitations on Specific Uses?	Yes	For allowed building uses in each mixed-use land use category. (Figure T1.1)
Is there a Vertical Integration Requirement?	Yes	For the Destination Mixed-use category retail commercial uses are required at the street level and Multi-story development is required*.
Other Considerations	Yes	All minimum parking requirements were eliminated throughout Minneapolis (removing a barrier for mixed-use development). Goods and Services corridors identify where the establishments can be considered. (Figure T1.2) The Built Form districts element discuss the relationship of the district to transit and where they are typically located, with built form guidance on minimum and maximum building heights, setbacks, building types, etc. To ensure employment opportunities in mixed-use areas, production and processing uses allowed in Commercial Mixed-Use areas. Commercial uses to be incorporated into areas of the city with the highest residential densities, highest pedestrian traffic, and more frequent transit services. Prohibit the establishment of new auto-oriented uses in areas designated as Neighborhood, Community, and Destination Mixed-Use. (Plan Policy 6.a)

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN?		
	Yes/No	Comments
Corridors	Yes	Called Corridor Mixed-Use, also has Goods and Services Corridors to encourage continued operation as commercial districts
Downtown	Yes	There is a downtown mixed-use district to provide a range of uses with much higher densities and heights than anywhere else. There are 4 main streets in downtown area that are planned to have their own overlays to promote mixed-use and mandate ground floor commercial uses for retail/services.
Secondary (Neighborhood, CRA, Nodal)	Yes	There are multiple small area plans which discuss the use of mixed-use within each small area: for example, stating that mixed-use categories are concentrated on Broadway Street for the St. Anthony East Neighborhood Small Area Plan. (Small Area Plans Page 330) Note: the small area plans were mostly used for mapping purposes and are planned to be retired in order to have more consistency.
Coastal High Hazard Area (CHHA) or other considerations	Yes	There are districts created through the Mississippi River Corridor Critical Area, including an Urban Mixed district (CA-UM). Has its own dimensional standards like river and bluff setbacks For this area, the plan is to move away from heavy industrial to cleaner mixed-use development or parkland. (Figure 2-4, Appendix A) Areas that are historically industrial designates areas as Mixed-Use Production Areas, allowing both production and non-production uses to co-exist.

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN?		
	Yes/No	Comments
Policy	Yes	
Tables	Yes	Residential density. (Figure 2, Appendix B) Table of existing land use acres which shows parcels, acres, and percent of acres in each land use code (including mixed-use). (Figure 5, Appendix B) Table showing the Sanitary Service Area per type (like mixed-use commercial, mixed-use industrial, mixed-use residential) with the area, percent of areas, number and percent of parcels. Table showing runoff coefficient for land use categories (like mixed commercial) (Appendix G) .
Graphics	Yes	Future land use map: broken down into segments- city wide, downtown sector, North sector, East sector, South sector, Southwest sector. (Figures T1.3, T1.3a, T1.3b, T1.3c, T1.3d, T1.3e) Has detailed 3D model descriptions of the 14 Built Form districts (Build Form Districts Page 67-71) Built form map broken down like the future land use maps (Figures T1.4, T1.4a, T1.4b, T1.4c, T1.4d, T1.4e) . Primary zoning map (used to implement built form guidance and land use). Commercial land use comparison 2010 vs proposed.
Descriptive Text	Yes	
Other Considerations	Yes	There are master plans included for specific neighborhoods that include the background, future land use and built form. Some of these descriptions include information on how mixed-use is utilized. For example, discussing where commercial mixed-use categories are focused.

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT?		
	Yes/No	Comments
Plan Amendment	Yes	since there are areas where mixed-use is not allowed, it is assumed a plan amendment/rezoning would be necessary for a parcel not including in one of the appropriate land use categories
Rezoning	Yes	
Secondary Planning Process	No	
Other Considerations	Yes	Note: Mixed-use projects go through the same process for approval as purely residential/commercial developments. There are overlay districts that may allow for additional mixed-uses, for example an overlay district is needed to allow residential uses in Industrial zoning districts There are some overlays for main streets within Downtown area that will mandate required ground level retail/services commercial combined with residential development. The use of the 2040 land use map is used to promote implementation of mixed-use in certain areas. There is a development review process to ensure projects are consistent with the comprehensive plan and other city plans/ordinances. Annual meetings to coordinate rezoning studies, small area plans, or other planning activities (Appendix L-3).

ADDITIONAL INFORMATION

*This can be inferred as requiring vertical integration.

Spoke with Jason Wittenberg: Manager of Code Development

For more information on what percentage of Minneapolis' major development projects are mixed-use: refer to the City Planning Commission's annual reports: <https://www.minneapolismn.gov/government/boards-and-commissions/planning-commission/annual-report/>

(In the 2020 report, for example, it starts to describe major projects on page 4. For the purpose of the report, a major project is any new building/use with 10 or more residential units and/or 10,000 sq. ft. of commercial space. It notes that the commission approved 26 solely residential buildings (with 10 units or more) and 28 mixed-use buildings in 2020, among other types of development.)

Information on approved plans including the Minneapolis Plan for Sustainable Growth, Citywide and Multi-Sector Plans, and Rezoning Studies along with maps of current planning and development activities and all current planning applications can be found at:

<http://www.ci.minneapolis.mn.us/cped/planning/index.htm>

The city will embark on a rezoning study to bring existing ordinances into consistency with adopted land use and built form maps, ad plan policies. (Page 259).

Bonuses can be found in Table 552-13, 552-13, and 552-14 of the [zoning code](#).

MIXED-USE STUDY WORKSHEET

JURISDICTION: PORTLAND, OR	
Mixed-Use Definition	No definition found in the Comprehensive Plan.
Land Use Categories Allowing Mixed-Use Development	Mixed-Use – Dispersed (CM1, CE, CR) – <i>Mixed-Use Allowed (Policy 10.1.13)</i> Mixed-Use – Neighborhood (CM1, CM2, CE) – <i>Limited Mixed-Use (Policy 10.1.14)</i> Mixed-Use – Civic Corridor (CM1, CM2, CM3, CE) – <i>Mixed-Use Promoted (Policy 10.1.15)</i> Mixed-Use – Urban Center (CM1, CM2, CM3, CE) – <i>Mixed-Use Promoted (Policy 10.1.16)</i> Mixed Employment – <i>Limited Mixed-Use (Policy 10.1.19)</i>

ARE MIXED-USE POLICIES FOUND WITHIN PLAN?		
	Yes/No	Comments
Are there policies mentioning minimum/maximum (shown as % or other)?	No	
Is there a policy for using FAR for Single Use Residential?	No	
Is there a Bonus (Affordable Housing or other)?	No	
Are There Limitations on Specific Uses?	Yes	Mixed Employment is limited to a wide variety of light industrial and office uses. (Policy 10.1.19) Mixed-Use – Neighborhood is limited to low-rise multi-dwelling development mixed with single-dwelling housing types at a scale that is compatible with but somewhat larger than, single-dwelling residential. (Policy 10.1.14)
Is there a Vertical Integration Requirement?	No	
Other Considerations		

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN?		
	Yes/No	Comments
Corridors	Yes	Mixed-Use – Civic Corridor allows for transit-supportive densities of commercial, residential, and employment uses, including a full range of housing, retail, and service businesses with a local or regional market. (Policy 10.1.15)
Downtown	No	
Secondary (Neighborhood, CRA, Nodal)	Yes	Mixed-Use – Dispersed allows for mixed-use multi dwelling or commercial development that is small in scale. Areas within this designation are generally small nodes rather than large areas or corridors. (Policy 10.1.13) Mixed-Use – Neighborhood promotes mixed-use development in neighborhood centers and neighborhood corridors. (Policy 10.1.14)
Coastal High Hazard Area (CHHA) or other considerations	No	

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN?		
	Yes/No	Comments
Policy	Yes	
Tables	Yes	Corresponding and Allowed Zones for Each Land Use designation (Figure 10-1)
Graphics	No	
Descriptive Text	Yes	Relationship of land use designations to base zones (zoning) (Policy 10.2)
Other Considerations		

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT?		
	Yes/No	Comments
Plan Amendment	Yes	
Rezoning	Yes	
Secondary Planning Process	No	
Other Considerations		

ADDITIONAL INFORMATION	
Spoke with Barry Manning, Senior Planner at City of Portland Bureau of Planning and Sustainability	
Access to community gardens. Ensure that community gardens are allowed in areas close to or accessible via transit to people living in areas zoned for mixed-use or multi-dwelling development, where residents have few opportunities to grow food in yards. (DD 4.88)	

MIXED-USE STUDY WORKSHEET

JURISDICTION: SARASOTA COUNTY, FL	
Mixed-Use Definition	The combination of either commercial or office uses and residential uses within a single building of two or more stories, wherein the first-floor uses are non-residential (Plan Definitions Page V1-601)
Land Use Categories Allowing Mixed-Use Development	Commercial Center – <i>Mixed-Use Promoted</i> Commercial Corridor – <i>Limited Mixed-Use</i> Major Employment Center (office, residential, commercial, and industrial) – <i>Mixed-Use Promoted</i> Office/Multi-Family – <i>Limited Mixed-Use</i>

ARE MIXED-USE POLICIES FOUND WITHIN PLAN?		
	Yes/No	Description
Minimum/Maximum (% or Other)	Yes	Land Area Percentage for development depending on the land use category and the primary use. (FLU OBJ 2.8)
FAR for Single Use Residential	No	
Bonus (Affordable Housing or other)	Yes	A property owner may be eligible to request, and densities up to twenty-five (25) dwelling units per acre may be permitted if certain conditions are met – one of the conditions includes mixed-use development. (FLU POLICY 1.2.15) For Major Employment Center, mixed-use projects can exceed the maximum FAR of 1.2 by up to an additional 50% pursuant to additional criteria (FLU POLICY 2.6.7) . Mixed-use developments are also subject to design guidelines (FLU POLICY 2.6.6) . All mixed-use projects within Commercial Centers as listed in FLU Policy 2.5.2, may exceed an additional 25 percent of 1.2 floor area ratio, subject to additional criteria (FLU POLICY 2.8.2) .
Limitations on Specific Uses	No	
Vertical Integration Requirement	Yes	Redevelopment Corridors and Mixed-Use Centers shall have integrated infrastructure, vertical and/or horizontal integration of different land uses and coordinated access; and (ED POLICY 2.1)
Other Considerations		The City of Venice may annex lands within the Joint Planning Agreement. The City of Venice agrees that it will not create new or expanded enclaves within Potential Annexation Areas as set forth in Future Land Use Map, including Laurel Road Mixed-Use Neighborhood (FLU POLICY 3.3.1 (a))

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN?		
	Yes/No	Description
Corridors	Yes	Encourage mixed-use and/or higher densities along mobility and multi-modal corridors to support transit and other modes transportation (FLU POLICY 1.2.12) . The County shall encourage development within Redevelopment Corridors and Mixed-Use Centers (ED POLICY 2.1) .
Downtown	Yes	Unincorporated Town Centers/Villages Englewood, Osprey, McCommas.
Secondary (Neighborhood, CRA, Nodal)	Yes	Special Planning Area 1 Sarasota Interstate Park of Commerce Development of Regional Impact has an approved mixed-use development (FLU POLICY 4.2.1) Special Planning Area 3, Fruitville Interchange East Compact Urban Economic Development mixed-use is promoted (FLU POLICY 4.2.3(A))
Coastal High Hazard Area (CHHA) or other considerations	Yes	Reduce pollution generated by motor vehicles by promoting cleaner burning, energy efficient vehicles, including hybrid, plug-in hybrid electric, and all electric vehicles and alternate fuels such as biodiesel and fuel cell technology, as well as through public education and encouraging the following: • the creation of mixed land use centers and residential form which utilizes clustering and Planned Unit Development (PUD) styles of design; (ENV POLICY 3.1.3)

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN?		
	Yes/No	Description
Policy	Yes	
Tables	Yes	Zone Districts Commonly Associated with Future Land Use Map Designations
Graphics	Yes	Future Land Use Map, Sarasota County, Various Special Area Maps
Descriptive Text	Yes	Aggregate commercial uses in centers, mixed-use developments, and Major Employment Centers, and avoid additional strip commercial development along roadways.
Other Considerations	Yes	Quote from the introduction to the FLUE. “The catch is the kind of suburbs they want – walkable, transit-oriented, mixed-use – are vastly outnumbered by the kind they do not – sprawling, single-use and far from employment and activity centers”. – On Common Ground, Communities for all Generations, National Association of Realtors, 2012.

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT?		
	Yes/No	Description
Plan Amendment	Yes	
Rezoning	No	
Secondary Planning Process	No	
Other Considerations		

ADDITIONAL INFORMATION	
Comments from Conversation with Staff:	Need better general mixed-use zoning district. Residential higher density for mixed-use is most used.
Recent Mixed-Use Project:	Area on eastside of I-75 with physical problems (flood zone). The county developed a flood control project with excess floodplain compensation sold to property owners. But required development mixed-use zoning district with 200 acres. Planned Economic Development District. Met with some resistance.

MIXED-USE STUDY WORKSHEET

JURISDICTION: TALLHASSE-LEON COUNTY, FL	
Mixed-Use Definition	No definition found in the Comprehensive Plan.
Land Use Categories Allowing Mixed-Use Development	Village Mixed-Use – <i>Mixed-Use Promoted</i> Bradfordville Mixed-Use – <i>Mixed-Use Promoted</i> Employment Center – <i>Limited Mixed-Use</i>

ARE MIXED-USE POLICIES FOUND WITHIN PLAN?		
	Yes/No	Comments
Are there policies mentioning minimum/maximum (shown as % or other)?	Yes	DENSITY/INTENSITY–Residential use within this development pattern shall have a minimum density of 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density and a maximum density of 16 dwelling units per acre in Bradfordville Mixed-Use and nonresidential use shall not have a gross building area exceeding 20,000 square feet per acre
Is there a policy for using FAR for Single Use Residential?	No	
Is there a Bonus (Affordable Housing or other)?	Yes	Non-residential and mixed-use development (including, but not limited to, office and commercial uses) within the Lake Protection category may only be permitted within areas designated with the Lake Protection Node (LPN) zoning district. Within this district, single use, non-residential development shall be allowed at a maximum intensity of 10,000 square feet (S.F.) per gross acre. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 S.F. per gross acre, for a total of 12,500 S.F. per gross acre. (Policy 2.2.18: [L])
Are There Limitations on Specific Uses?	No	
Is there a Vertical Integration Requirement?	Yes	Town Center. A town center zone shall be a mixed-use development planned as a compact, efficient node between 20 and 120 acres in size. A town center shall contain uses that serve surrounding neighborhoods as well as those traveling through the area. Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, open space, and civic, religious and institutional uses (including day care services for children and adults). The Town Center shall include uses mixed horizontally and vertically . It is the design intent to plan for multiple storefronts and multiple retailers in the town center, so all of the available retail space is not aggregated into one or two “big-box” stores. (Policy 13.3.4)
Other Considerations		

ARE MIXED-USE AREAS IDENTIFIED IN THE PLAN?		
	Yes/No	Comments
Corridors	No	
Downtown	Yes	Promote revitalization, reinvestment and redevelopment characterized by site design which is pedestrian friendly and contains a mix of land uses which are designed to achieve compatibility. (Objective 9.1: [L])
Secondary (Neighborhood, CRA, Nodal)	Yes	Mahan Gateway Node, Bradfordville Mixed-Used, Town Center
Coastal High Hazard Area (CHHA) or other considerations	Yes	Higher density and mixed-use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure. (1.1.7: [L])

ARE THERE OTHER ORGANIZING PRINCIPLES IN THE PLAN?		
	Yes/No	Comments
Policy	Yes	
Tables	Yes	Residential Densities Range, Village Mixed-Use Intensity Guidelines
Graphics	No	
Descriptive Text	Yes	
Other Considerations		

IS THERE A PLAN REACTION TO MIXED-USE DEVELOPMENT?		
	Yes/No	Comments
Plan Amendment	No	
Rezoning	No	
Secondary Planning Process	No	
Other Considerations		

ADDITIONAL INFORMATION

ATTACHMENT C: CITY OF TAMPA MIXED-USE FUTURE LAND USE CATEGORIES MAP

CITY OF TAMPA ADOPTED 2040 FUTURE LAND USE MIXED USE CATEGORIES



LEGEND

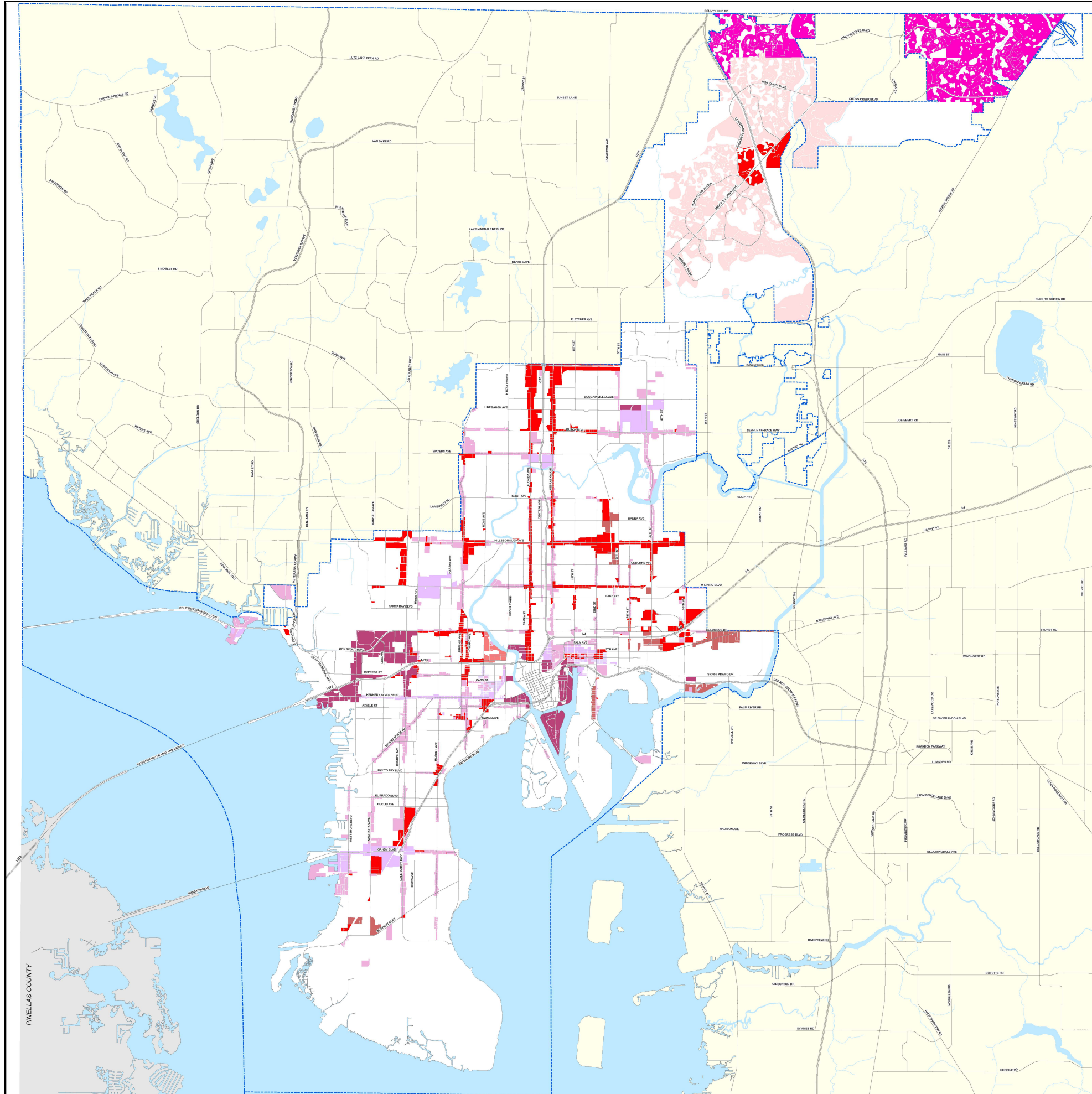
TAMPA FUTURE LAND USE (MIXED USE CATEGORIES)

- SUBURBAN MIXED USE - 3
- SUBURBAN MIXED USE - 6
- NEIGHBORHOOD MIXED USE - 35
- URBAN MIXED USE - 60
- COMMUNITY MIXED USE - 35
- REGIONAL MIXED USE - 100
- COMMUNITY COMMERCIAL - 35
- GENERAL MIXED USE - 24
- TRANSITIONAL USE - 24

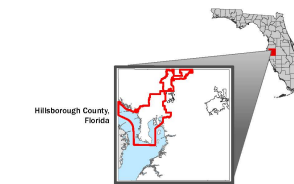
Detailed land use category descriptions can be found in the Future Land Use section of the Comprehensive Plan.

ROADS AND BOUNDARY LINES

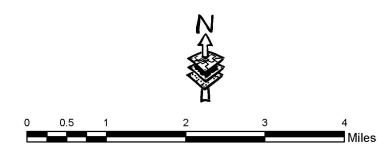
- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- EXISTING MAJOR ROAD NETWORK
- LIMITED ACCESS ROADS



LOCATOR MAP AND REFERENCE INFORMATION



FUTURE LAND USE: Hillsborough County City-County Planning Commission.
MAJOR ROADS: Metropolitan Planning Organization 2010 Long Range Transportation Plan. See Adopted MPO Long Range Transportation Plan for specific improvements.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.
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