

TAMPA FUTURE LAND USE POLICY RECOMMENDATION SUMMARY



Hillsborough County
City-County
Planning Commission



WHAT IS A COMPREHENSIVE PLAN?

The purpose of a Comprehensive Plan is to put in place the building blocks for a healthy, sustainable, and equitable city. A Comprehensive Plan achieves this by setting the vision and goals for a city's future, then providing guiding policies that facilitate their implementation. Comprehensive Plans must consider wide-ranging topics, including a community's development, infrastructure, and preservation. Comprehensive Plans provide a framework for development, emphasizing the general use and density of development for a set of Future Land Use categories on a Future Land Use Map of the city. The categories work in conjunction with the Land Development Code, which regulates specific uses, site design characteristics and building heights and setbacks.

WHAT IS THE STATUS OF THE COMPREHENSIVE PLAN UPDATE?

The Hillsborough County City-County Planning Commission, in coordination with the City of Tampa, is currently updating the Tampa Comprehensive Plan ('the Plan'). Generally, the Plan is updated every seven years, and forecasts a vision for the next 20 years – work on this plan began in 2022 and is anticipated to conclude in 2024. Once completed, the plan will outline the priorities and implementation strategies to address the City's evolving needs through 2045.

The update to the Future Land Use Section of the Comprehensive Plan has thus far included an analysis phase and a first phase of engagement. As of August 2023, the Planning Commission has prepared policy recommendations for the Future Land Use Section that will be presented and refined during several public and stakeholder engagement meetings. The following is a summary of the proposed changes to the Plan for topics covered in the Future Land Use Section. These recommendations expand upon those provided during the land use assessment phase of the Future Land Use Section update and have been developed by assessing current documents, analyzing performance measures, reviewing best practices, and responding to the feedback received from officials, stakeholders and the public.

WHAT CHANGES TO THE EXISTING PLAN ARE BEING PROPOSED?

COASTAL HIGH HAZARD AREA (CHHA)

The consideration of bonuses within the Coastal High Hazard Area (CHHA) are pending the update to the related CHHA language in the Coastal Management Section. It is recommended that density bonus incentives not be allowed within the CHHA except where growth is encouraged and envisioned, such as downtown, CRAs, and Westshore. Other incentives for affordable housing would still be allowed within the CHHA.

WHAT CHANGES TO THE EXISTING PLAN ARE BEING PROPOSED?

PLANNING DISTRICTS

It is recommended that Tampa's five planning districts be transitioned from a policy designation to a monitoring tool, such that planning districts are used only for growth forecasting, data analysis, and performance measures. These districts are too large and internally diverse to be suitable for district-wide policy, but they are still useful in examining differences in development and growth patterns throughout different parts of the city. In doing so, new planning district-level policies should be limited and existing policies re-evaluated in both the Plan and the Land Development Code (LDC). The current district boundaries should remain the same, however, to maintain historical compatibility for analytical purposes.

CITY FORM – URBAN VILLAGES AND EMPLOYMENT CENTERS

It is recommended that the Urban Village designation should be removed, and instead, policies should be included in the Plan to strengthen the economic development and revitalization potential of Community Redevelopment Areas (CRAs). Similarly, rather than directly incentivizing Employment Centers, such areas will be targeted for future development and employment growth through the Central Business District Periphery Bonus, Regional Mixed-Use 100 in appropriate areas, and Transit Oriented Development (TOD) area bonuses. This strategy will maximize density, transit accessibility, and walkability in identified Employment Centers.

MIXED-USE CORRIDORS

Mixed-use corridors, identified as growth areas in the current Plan, should be maintained through existing bonuses (such as the mixed-use bonus and TOD bonus), rather than a separate policy. The proposed bonus structure will promote the level of density and intensity, as well as transit- and pedestrian-oriented design considerations, currently implemented through mixed-use corridors. As such, it is recommended to remove the mixed-use corridor policy. Additionally, staff is considering three levels of Neighborhood Mixed Use (NMU-16, NMU-24, and NMU-35) categories be permitted citywide rather than limiting the categories to identified growth areas. Consideration is also being given to consolidating similar categories where possible, such as the Community Mixed Use-35 (CMU-35) and Community Commercial-35.

RESIDENTIAL-10

It is recommended that the variety of permitted housing types in Residential-10 be broadened to allow single-family attached development (such as duplexes, triplexes, and townhouses) anywhere, subject to design standards. Residential-10 currently only allows townhomes and duplexes in certain locations. This change, along with changes to ADU policies, will contribute to housing choice, affordability, and missing middle housing.

WHAT NEW POLICY TOOLS ARE BEING PROPOSED?

BONUS INCENTIVES

The assessment phase of the Future Land Use section update identified several different incentives for locating developments in particular areas or providing certain public benefits. Such incentives include density bonuses (which allow for more units) and intensity bonuses (which allow developments to exceed the floor area ratio (FAR) typically permitted in a particular zone or area), among others. Bonuses are proposed for affordable housing, transit-oriented development, and developments that use certified sustainable building techniques.

To allow development projects to get multiple bonuses by providing multiple public benefits, without creating density that is drastically out of scale with the surrounding development, each Future Land Use category has a "bonus ceiling." The ceiling is the maximum density or intensity bonus for that category, and projects can combine bonuses until they reach it. Other incentives are available to make sure the ceiling does not keep a project from contributing further public benefits.