



September 2023

PUBLIC ENGAGEMENT SUMMARY

FOR THE TAMPA COMPREHENSIVE PLAN – FUTURE LAND USE SECTION UPDATE

Hillsborough County City-County Planning Commission

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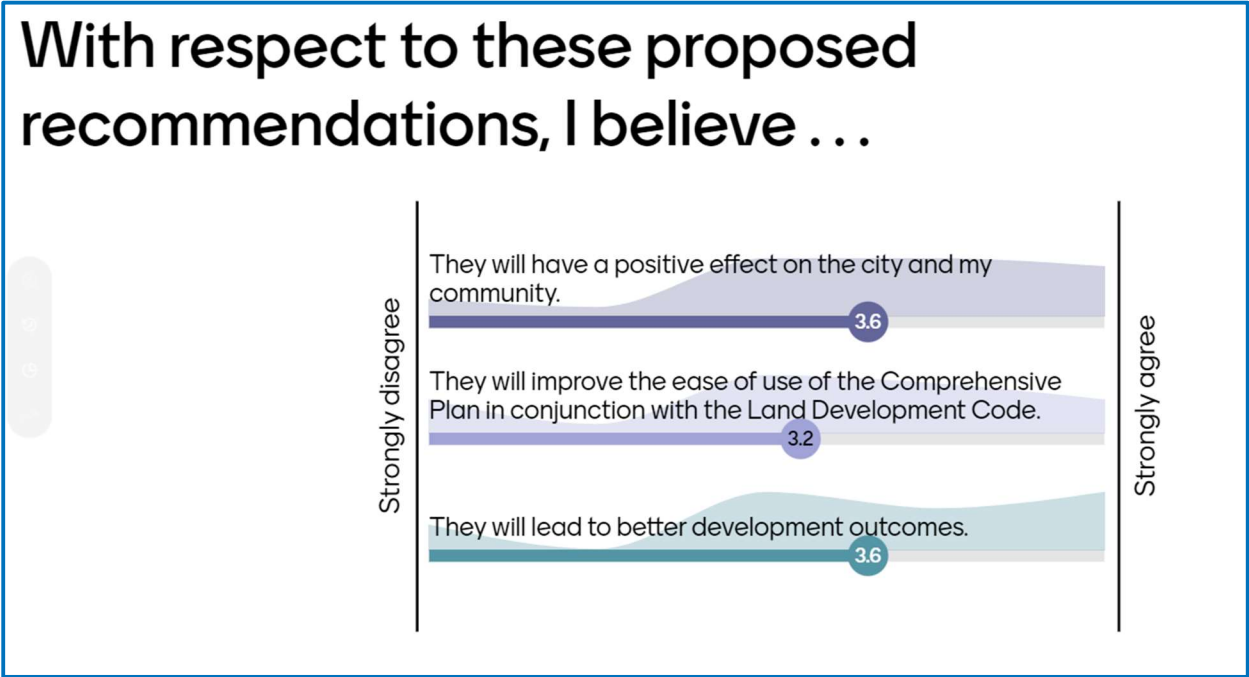
TAMPA COMPREHENSIVE PLAN 2045 – FUTURE LAND USE ASSESSMENT

Building on the 2022 visioning work, general public meetings, Listening Sessions, and *Planning for Tampa’s Tomorrow Town Halls* that engaged over 1,0000 residents and focused on the first phase of the Tampa Comprehensive Plan update, a second phase of engagement took place in late summer and early Fall 2023. The second phase focused on recommended updates to the Future Land Use section of the Comprehensive Plan and included public meetings along with several stakeholder meetings.

This document is a summary of the key themes and takeaways from the engagement meetings that took place throughout the second phase of updating Tampa’s Comprehensive Plan.

Summary of Engagement Meetings on Future Land Use Recommendations

The first stakeholder meeting was held on August 7th, 2023, with members of the Sierra Club. Additional stakeholder meetings were held with the Community Redevelopment Area – Citizens Advisory Council on August 8th, the Tampa Homeowners Association of Neighborhoods on August 9th, and the Tampa Bay Builders Association on August 21st. The first public meeting was held in-person on August 23rd, 2023, and a virtual public meeting was held on September 13th, 2023. In total, nearly 200 attended the engagement meetings for this phase of the Plan update.



*An interactive poll asked participants what they thought of the Future Land Use recommendations. Results aggregated from the in-person and virtual public meetings show **general favorability for the proposed recommendations.***

Summary of Online Engagement

Beginning in early 2022, information on the Live Growth Thrive 2045 Comprehensive Plan Update was published on the project website, www.livegrowthrive2045.com, and received over 2,300 views from more than 1,600 users.

WHAT WE HEARD

Housing, Transportation, and Affordability

Housing affordability and transportation are the top issues facing Tampa residents, based on engagement comments, both during the initial engagement phase and most recent meetings.

Housing assistance, other economic programs and/or funding sources, and more coordination with the Tampa Housing Authority are needed to strengthen messaging and communication about all available programs and resources.

In addition to the Housing Element of the Comprehensive Plan, the City of Tampa is working on a Housing Study which includes a Housing Needs Assessment. More information can be found here: www.tampa.gov/city-planning/housing-needs-evaluation

Sentiment on Bonuses

Engagement participants voiced support for the new bonuses (particularly the Affordable Housing and Transit Bonuses). Participants were in favor, as they felt such bonuses will allow for more affordability, walkability, and transit use.

A variety of stakeholders expressed support for moving away from a bonus system that is based primarily on quantitative and financial incentives. Many support the idea of a system that has regulatory and administrative incentives, with clear criteria for implementation.

Polling indicated that there is interest in learning more about all bonuses and how they apply (particularly the Affordable Housing Bonus). Attendees also noted concern about navigating the development process and would like more communication with the public to explain the benefits.

Coastal High Hazard Area (CHHA)

Public sentiment was somewhat split with respect to the CHHA. Some stakeholders were supportive of the proposal to not allow bonuses within much of the CHHA, citing continued concerns regarding evacuation times. Participants also noted that Tampa needs to change to accommodate its most vulnerable residents, especially around MacDill Air Force Base in South Tampa, and they agree with the plan's recommendations.

Other meeting participants noted concerns over limiting development in CHHAs, as such areas provide opportunities for additional housing and often have high land value that contribute to a higher tax base. Stakeholders also expressed concern for limiting density increases in CHHAs that are also designated areas for potential Transit Bonuses, with questions on how transit would be successful without the density increases.

Environmental Concerns

Many participants felt the Future Land Use recommendations do not adequately address environmental issues, particularly those surrounding provisions for wildlife in the city, trees, open space, and the need for more climate mitigation strategies in the face of increased development. Although participants understood many of these topics are addressed elsewhere in the Comprehensive Plan, it was recommended the connection be stronger within the Future Land Use Section.

Participants also noted that increased density often results in people driving less, which leads to less adverse impacts to the environment. Participants also expressed a desire to make a clearer connection between environmental concerns and climate change within the Comprehensive Plan.

Equity

Many engagement participants expressed a desire to make a clearer connection between equity and affordability within the Comprehensive Plan.

Participants emphasized that the City of Tampa must plan for growth while addressing equity, climate change, and historical decisions about land use.

Support for Administrative Approvals

Some participants expressed general support for moving to administrative approvals where possible. They noted that this brings certainty to the construction and development process.

Urban Villages

Participants had questions about the future status of Urban Villages, particularly those that do not double as a CRA, such as Hyde Park.

Concerns Over Gentrification in CRAs

Public meeting attendees expressed concern that increased incentivization of development in CRAs may lead to increased gentrification. This should be addressed or spoken to in the new policies.

Not A One-Size-Fits-All Solution

Public meeting attendees noted that the Plan must adequately address the diverse needs and wants at the neighborhood level. Such policies should not be generic. Rather, policies and plans should be uniquely tailored to the district they represent, such as Tampa's historic areas, CRAs, and business districts.

Support for Development Flexibility

Many stakeholders generally supported allowing more flexibility to encourage missing middle housing. However, there was skepticism about utilizing specific "design criteria" to accomplish these goals. As these standards are developed it is important to ensure the standards are not overly proscriptive in a way that may add significant cost to a project.

Other Tools

Engagement participants reiterated the need for community development, in which neighbors work together to create positive change. While policies are strong tools for structural change, other programs, projects, and community-led initiatives are still needed.

WHAT WE LEARNED

Futher Address Equity and Environmental Concerns

Our Future Land Use recommendations should directly and clearly address equity concerns and environmental concerns (particularly as they relate to climate change and the preservation of open space).

Clarity and Certainty

While both residents and stakeholders were in favor of the proposed bonuses, everyone's top concern was the process of qualifying and receiving development bonuses. It must be transparent, accessible, and clearly understood by all involved parties.

Policies Need Nuance

Policies must be tailored to fit the needs and wants of individual neighborhoods. There should not be one-size-fits-all policies for a city with such diverse and distinct communities.



Photos from the August 23, 2023, In-Person Public Meeting, held at the C. Blythe Andrews Public Library in East Tampa