



# *Westshore's Future*

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Government/Regulatory Affairs





# About the Government/Regulatory Affairs Committee

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- Standing committee
- Monitors issues/legislation impacting Westshore Alliance members
- Provides feedback to elected officials on regulatory impacts





# Current Committee Focus

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- Reclaimed water
- City of Tampa Comprehensive Plan
- Transportation Concurrency Exception Area (T.C.E.A.)
- Westshore Commercial Overlay District

➤ Westshore Alliance working relationship with City of Tampa





# Tampa Comprehensive Plan

## Westshore Business District

8<sup>th</sup> Annual Westshore Development Forum

May 12, 2009

# Tampa Comprehensive Plan

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- Comprehensive Plan guides future growth and development of the City
- Plan contains more than 1,400 policies



# Comprehensive Plan Status

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- Comprehensive Plan was approved by City Council in March and is now in effect
- City staff is identifying requirements of comprehensive plan policies
- City staff will coordinate with Westshore Alliance and other stakeholders on proposed changes
- Anticipate code amendments in the next year

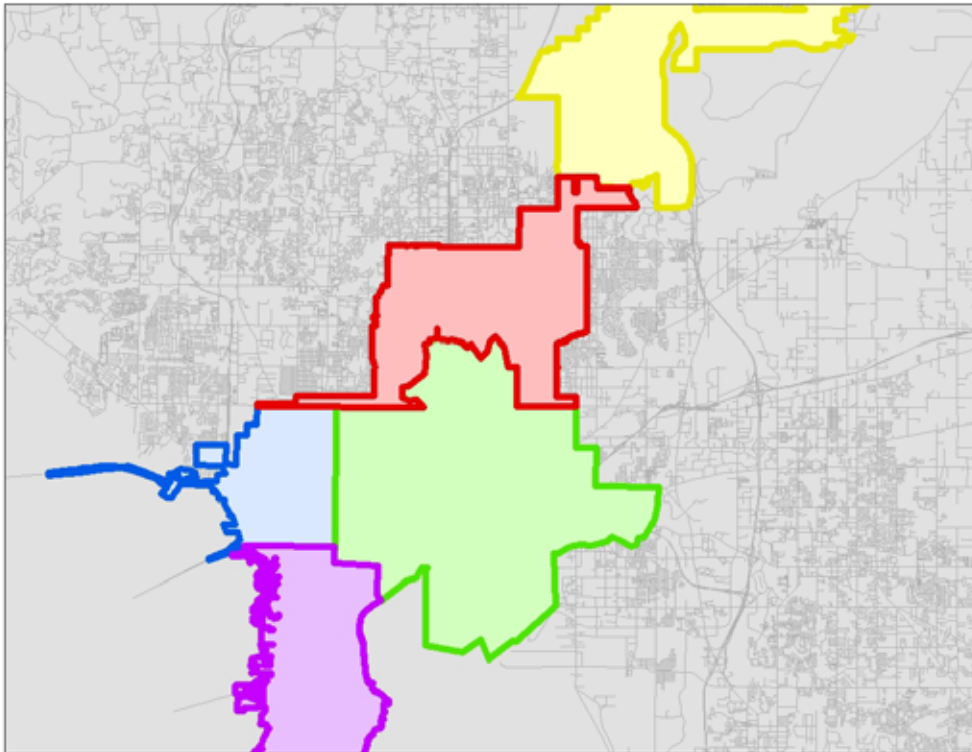


# Westshore Planning Context



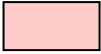

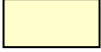
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# Westshore is 1 of 5 Planning Districts

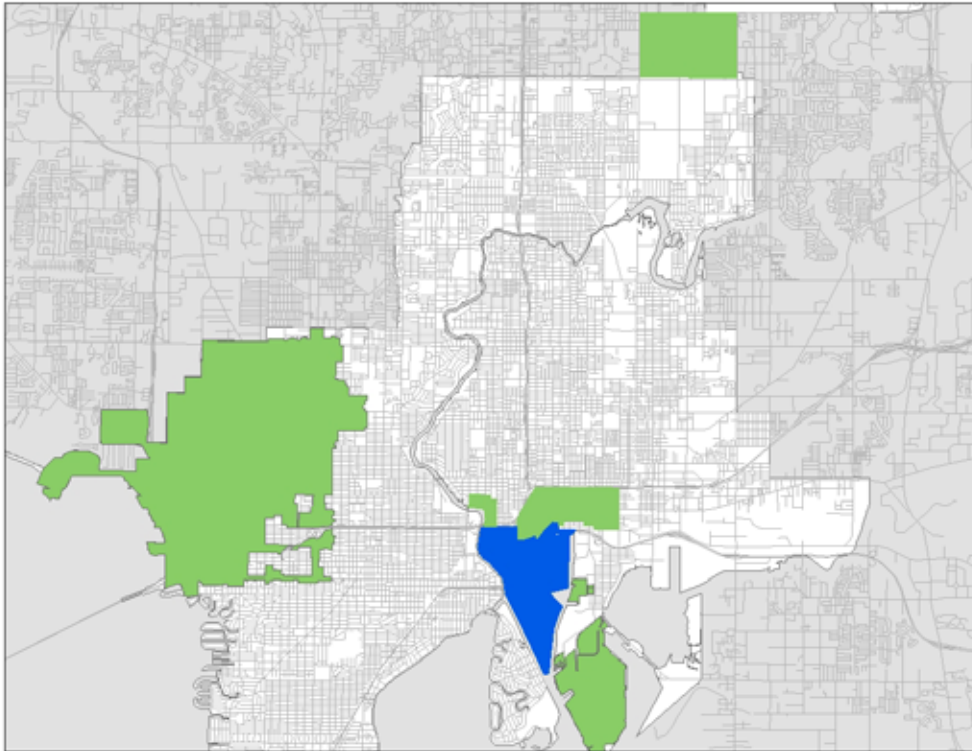


## Planning Districts

-  Central District
-  Westshore District
-  North Tampa District
-  South Tampa District
-  New Tampa District



# Westshore is 1 of 3 Business Centers



## Business Centers

Downtown / Port

Westshore Business District

University of South Tampa

Targeted for future  
growth and development



# Westshore is within a TCEA

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- Transportation Concurrency Exception Area
  - Exempt from Transportation Concurrency
  - Encourages infill and redevelopment
  - Promotes mobility
  - Encourages pedestrian connectivity
  - Advocates strong urban design application
  - Promotes Transit Oriented Development



# Comp Plan Strategies for Westshore

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- Improve Mobility
- Increase Residential Investment
- Create Livable Streets
- Support Business / Industrial Development
- Capitalize on Regional Assets
- Create Stable Neighborhoods



# Current Efforts

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- Transportation Concurrency Exception Area
  - Updating City Codes to reflect new transportation concurrency exception requirements
  - City staff to meet with Westshore Alliance and other stakeholders (June / July)
  - Draft code changes expected by October 1



# Current Efforts

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## ■ Westshore Pedestrian Plan

- City staff to review Westshore Pedestrian Plan for potential code changes that will support the plan

## ■ Permit Extensions

- Amending City Code to extend approved permits/plan approvals



# Questions

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# Westshore Development Forum

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May 12, 2009

