

GROW LIVE PLAN TAMPA 2045 THRIVE

Update of the Tampa Comprehensive Plan

Forward thinking vision for
Tampa's future

Reflect the community's goals
and address their concerns

Focus growth through
incentives that bring public
benefits

Streamline and make things
more clear

Provide choices and balance



Tampa is an inclusive, sustainable, and resilient city; where the natural environment, historic character, and a diversity of cultures enable a vibrant setting for all.

Future Land Use Section Structure Update

Goal 1: Citizen participation in the planning process

Goal 2: Enhancing the urban form by directing growth to occur in certain areas through a bonus structure

Goal 3: Establishes the Future Land Use categories














Goal 4: Support MacDill Airforce Base, Tampa International Airport, and Port Tampa Bay and the retention of industrial lands

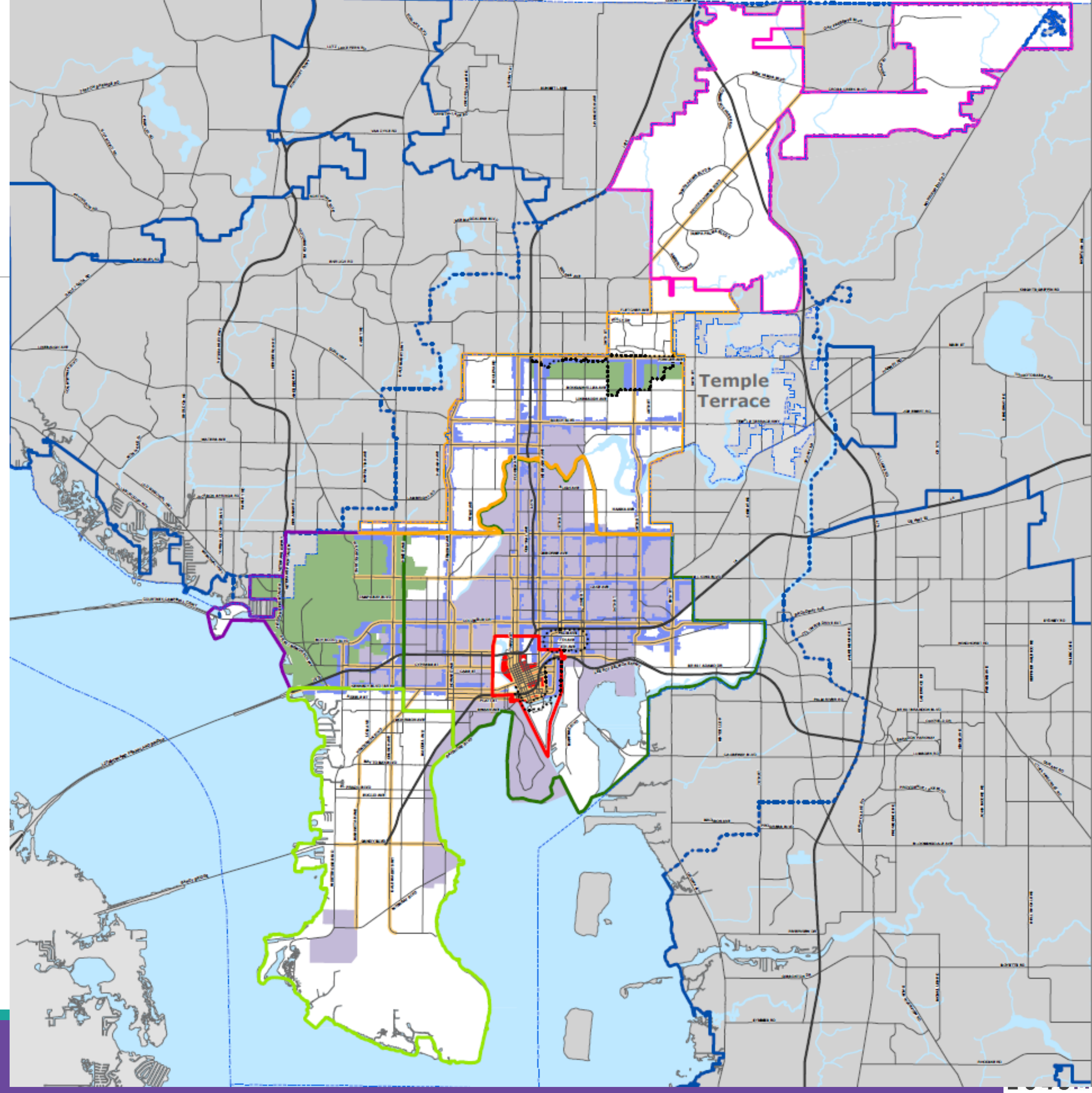
Goal 5: Enhancing Tampa's character through urban design

Goal 6: Protection of the City's historic resources

Goal 7: Effectively manage population growth in the Coastal High Hazard Area



New Place Types







-  Multimodal Corridors
-  Context Sensitive Neighborhoods
-  Transit-Ready Corridor Bonus Area
- Planning District**
 -  Westshore
 -  Central Tampa
 -  University
 -  South Tampa
 -  New Tampa
- Regional Activity Centers**
 -  Transit Supportive Development Areas
 -  CBD Periphery Boundary
 -  Central Business District
 -  Westshore Business District
 -  Fowler Vision Area

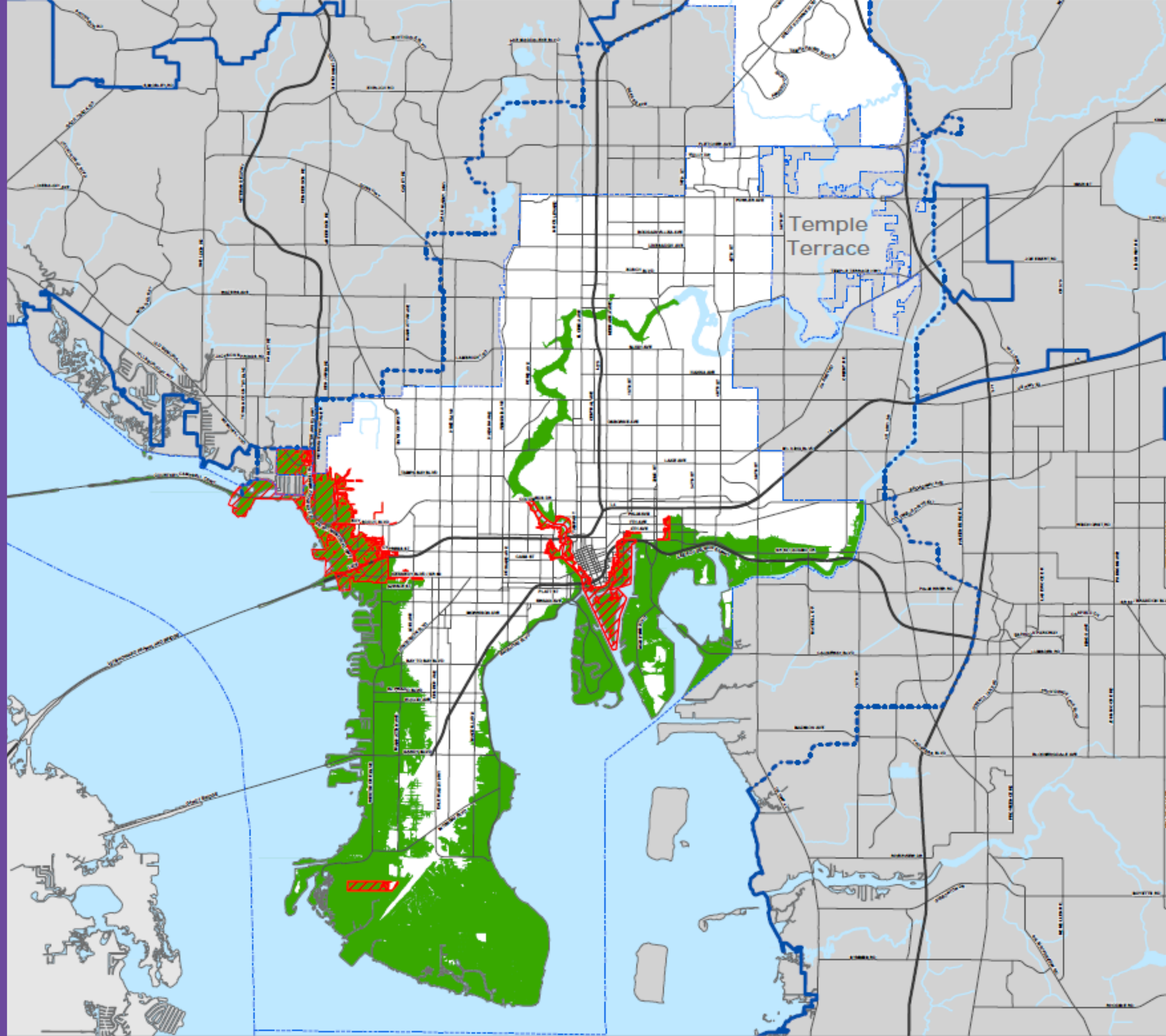


New Concept: Coastal Development Areas

Legend

-  Coastal Development Areas
-  Coastal High Hazard Area

- Roads and Boundary Lines**
-  County Boundary
-  Jurisdiction Boundary
-  Tampa Service Area
-  Urban Service Area
-  Existing Major Road Network
-  Limited Access Roads

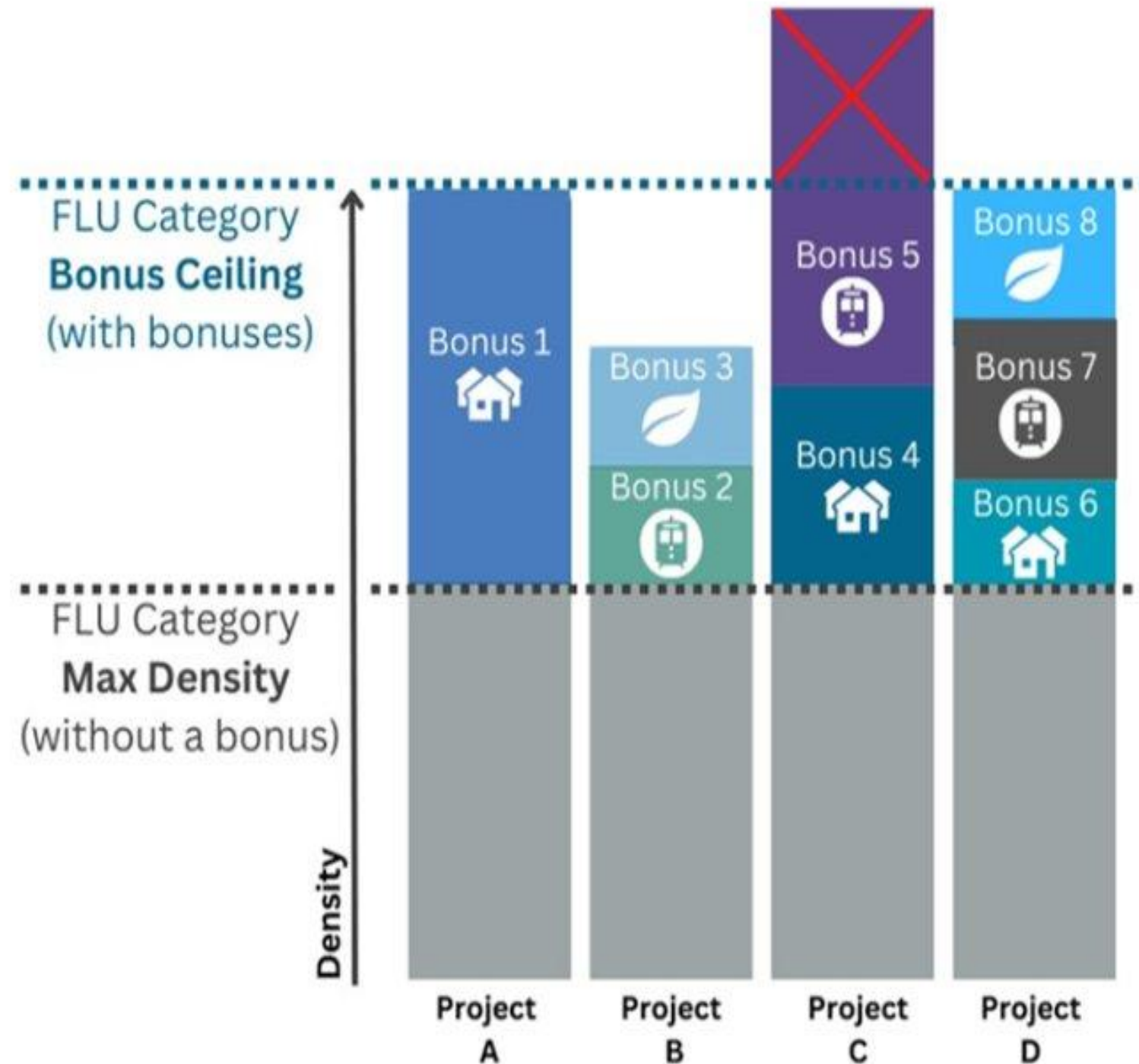
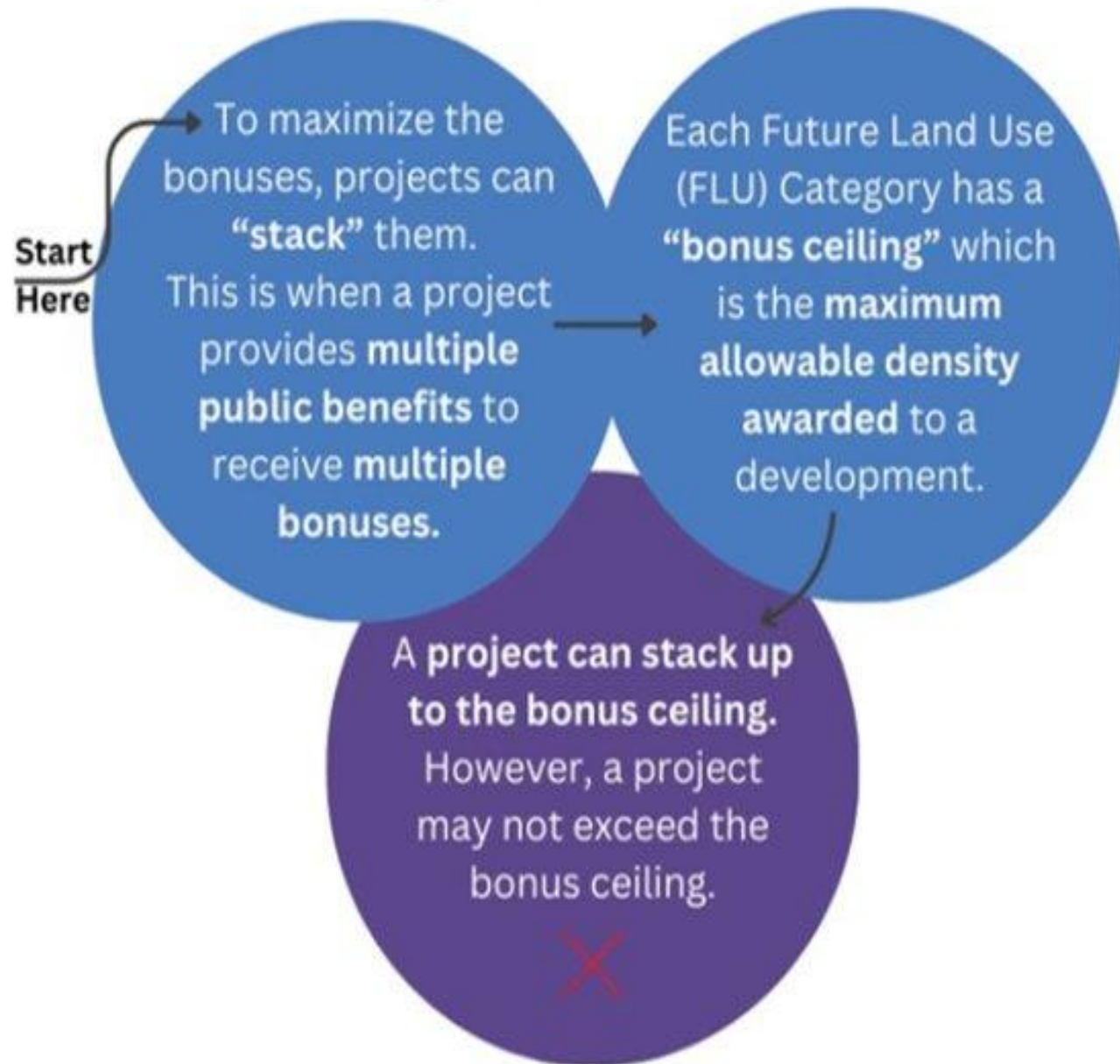
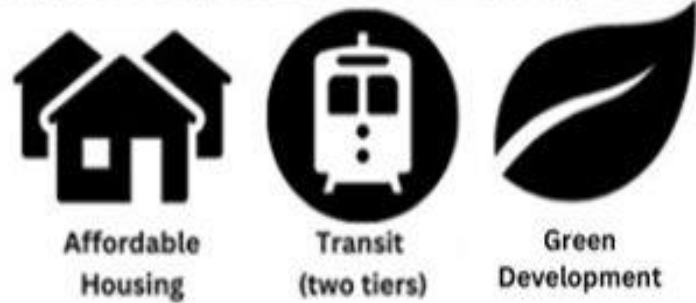


New Density and Intensity Bonuses

- **Bonus structure** to incentivize a high density/intensity development within the **Transit Supportive Development Areas (100%)**, and a mid-tier bonus within the **Transit Ready Corridor (TRC) Bonus Areas (50%)**.
 - Within 1/8 (or 1/16 in R-10) of a mile from designated corridors
 - Projects with more than 15 units required to preserve or create affordable units
- **Affordable Housing Bonus** (10-100% bonus)
- **Green Development Bonus** (5%-25%)
- **Existing bonuses** for the Seminole Heights Node Bonus, Capital Improvement Bonus, and CBD Periphery are **retained**
- Bonuses enabled in the comprehensive plan, **implementation** and **details** in **LDC**

Maximizing Tampa's New Density Bonuses

Tampa's Proposed New Density Bonuses



A “bonus award” is the amount of additional density awarded for a public benefit on a specific site.

Project Scenarios Cheat Sheet:

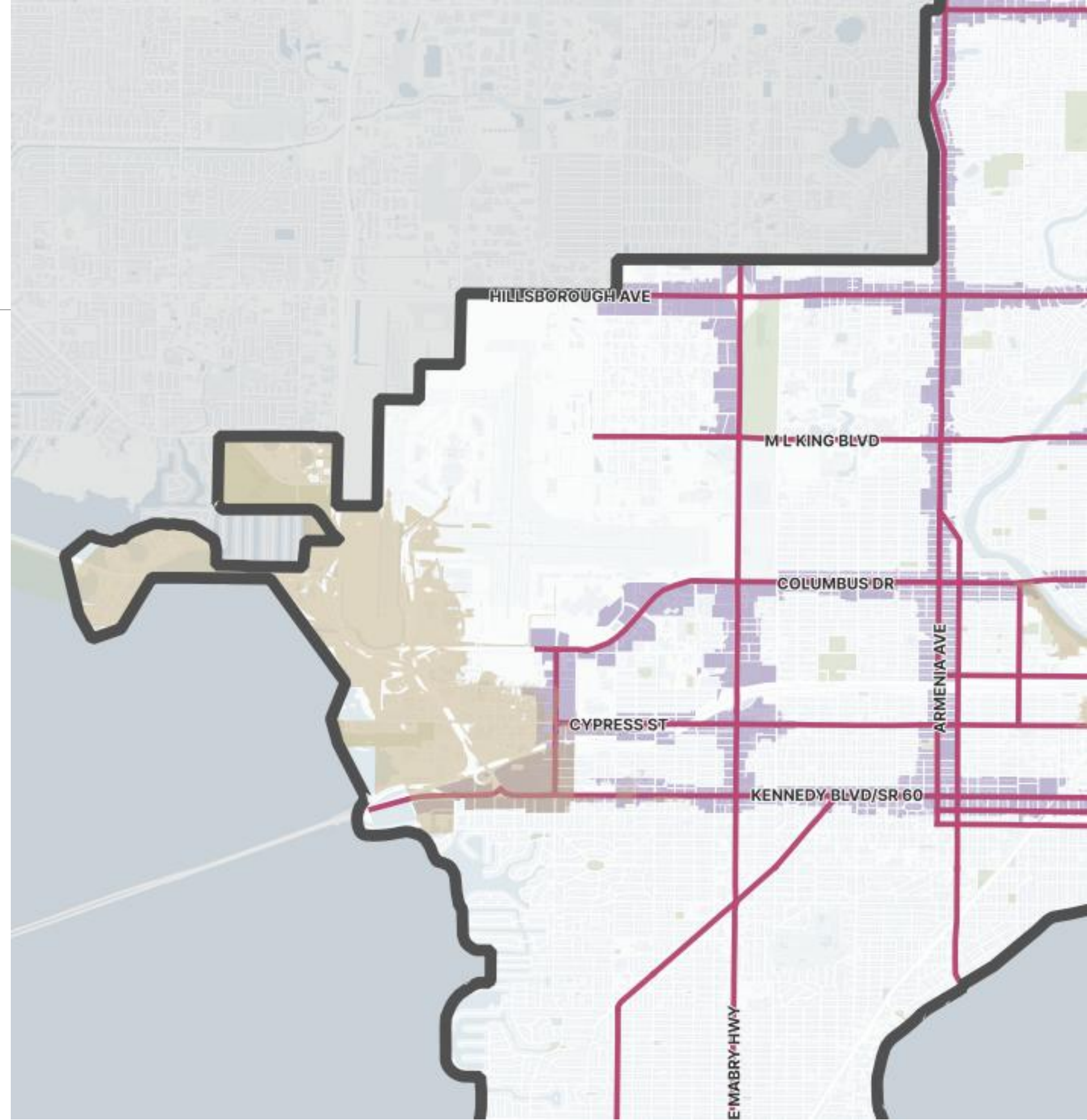
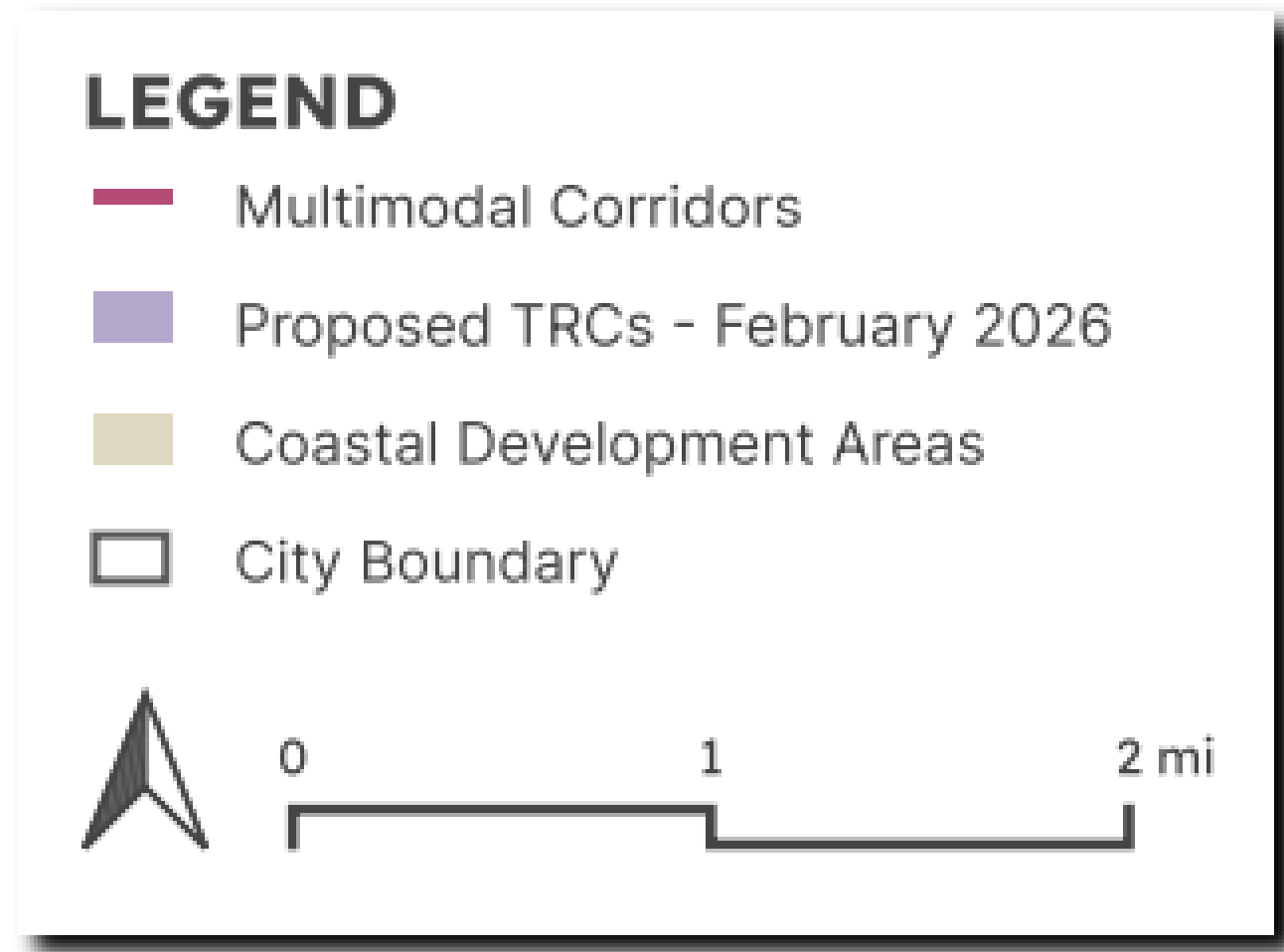
Project A: The bonus award is the same as the FLU bonus ceiling so the full bonus award can be used. ✓

Project B: Bonuses are used together. The bonus award is below the FLU bonus ceiling and can be awarded to the project. ✓

Project C: The stacked bonuses are above the FLU bonus ceiling, which limits the bonus award. The full stacked bonus cannot be used. ✗

Project D: Projects can qualify for and stack any number of bonuses and are only limited by the bonus ceiling. The full bonus award can be used. ✓

TRC Bonus Area - Westshore



Next Steps

- City Council Transmitted for State Review in February
- SB 180 Issues identified by Department of Commerce
- Adoption Timeline Unclear
- Stay informed and join our email list: <https://planhillsborough.org/city-of-tampa-future-land-use-assessment/>
- Future issues to come back to City Council on:
 - Look at increasing density bonus area to 1/8 of a mile on Transit Ready Corridors
 - Look at additional Transit Ready Corridors, primarily in central Tampa
 - Continuing to align with update of Land Development Code