

Chapter 4: Building Sustainable Neighborhoods

A City of Neighborhoods



Tampa is a City of neighborhoods and residents treasure their neighborhoods. Throughout the City, residents are very protective of the quality of life in their neighborhoods, which accounts both for the pride that is everywhere evident and for the occasional tensions when change occurs. But change and population growth are inevitable. The life of neighborhoods is cyclical as are the lives of its residents. Changes, be it infill housing, neighborhood stores or changes in occupancy, often introduce tensions. Such tensions necessitate improved communication among all parties, be they applicants, neighbors, neighborhood organizations or the City.

Vision of Success for Neighborhoods

Community spirit ■ Every neighborhood values its heritage, cultivates its own identity, and works to establish a sense of place within the City. Residents are involved, working with neighbors to build community, and share a sense of responsibility for each other and for the City as a whole. They value and celebrate the economic, ethnic and cultural diversity within the neighborhood.

City-neighborhood partnership ■ Neighborhoods enjoy good relationships with City agencies and with people in government. Residents have a broader understanding of the City's responsibilities to its people and to the greater good of the community. Residents have greater confidence in the City's decision-making process and offer more support for the outcomes. The City understands its responsibility to make decisions in an inclusive manner that minimizes conflicts and mitigates adverse impacts.

Community-building ■ Schools, libraries, recreation centers, game fields and places of worship are lively activity centers, bringing residents together for sociability, education and recreation. Small neighborhood retailers, such as coffee shops and bakeries, offer informal, impromptu gathering places. Community facilities that contribute to neighborhood vitality are valued and preserved. Residents take active responsibility for the social and physical wellbeing of the community.

Environment ■ Neighborhoods are pleasant to live in and visit, clean, visually appealing and free of pollution. They are safe because people are on the sidewalks and porches with “eyes on the street.” Parks and open space are part of every neighborhood.

Access and mobility ■ Neighborhoods are well connected internally to surrounding neighborhoods and to urban centers by streets, sidewalks, pedestrian and bike paths, and transit. Residents have more mobility options due to the new transit lines, improved bus service, trails, bike routes and other modes of transportation.

Mixed uses ■ Business development is in harmony with neighborhood character. Many neighborhoods feature a diverse combination of easily accessible retail, service and entertainment businesses; employment opportunities; and home-based businesses.

City of Neighborhoods Goals, Objectives and Policies

Goal 22: A City of thriving and diverse neighborhoods.

Objective 22.1: Strengthen the positive attributes and distinctive character of each neighborhood to help sustain Tampa as a healthy, vital City.

Policy 22.1.1: Respect the intrinsic character and assets of individual neighborhoods.

Policy 22.1.2: Use the City’s community planning process to identify the assets, clarify residents’ goals and integrate all neighborhoods into the fabric of the City. Community planning will:

- Use a multidisciplinary approach that integrates physical, social, environmental, economic and educational elements;
- Identify assets and liabilities;
- Identify key elements of neighborhood character for conservation;
- Accommodate appropriate infill and redevelopment;
- Address the overall goals and objectives of the Citywide Land Use Plan as they affect specific neighborhoods;
- Define the geographic scope of neighborhoods by the conditions, problems and opportunities to be addressed rather than traditional neighborhood boundaries (neighborhood boundaries would not change); and
- Plans might be developed for neighborhoods, small areas or corridors.



Policy 22.1.3: Establish priorities for small area planning based on the following

criteria, focusing first on neighborhoods characterized by one or more of the following:

- Evidence of disinvestment; deteriorating housing; and high vacancy, unemployment and poverty rates.
- A great amount of change is occurring or anticipated.
- Need for public facilities and/or physical improvements.
- Opportunities for infill or redevelopment.
- Opportunities to influence site selection, development or major expansion of a single large activity generator.
- Opportunity for development in conjunction with a transit station.



Policy 22.1.4: Strengthen the sense of place in each neighborhood with adequate and well-designed, public realm facilities such as branch libraries, schools, recreation centers, fire stations, neighborhood businesses and retail areas.

Policy 22.1.5: Continue City support for public art and historic preservation as a focus for neighborhood identity and pride.

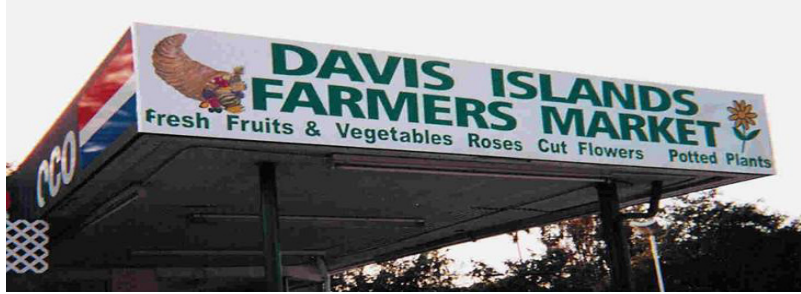
Policy 22.1.6: Ensure high quality urban design in neighborhoods by enhancing their distinctive natural, historic and cultural characteristics; strengthen neighborhood connections to urban centers; and reinforce Tampa’s unifying design features such as street trees in the tree lawns, parkways and the grid system of streets.

Policy 22.1.7: Modify land use regulations to ensure flexibility to accommodate changing demographics and lifestyles. Allow, and in some places encourage, a diverse mix of housing types and affordable units, essential services, recreation, business and employment, home-based businesses, schools, transportation and open space networks.

Neighborhood Economic Development

Objective 22.2: Support the creation and growth of neighborhood businesses that enhance the vitality and quality of life in their communities.

Policy 22.2.1: Support small scale economic development in neighborhoods using the following key strategies:



- Incorporate neighborhood based business development into the City's neighborhood planning process.
- Support development of neighborhood business centers that serve adjacent residential areas in existing neighborhoods and new neighborhoods within development areas.
- Using a wide variety of public and private funding sources, enhance financial and technical assistance programs that support small business and neighborhood revitalization such as the City's Revolving Loan Fund, Enterprise Community programs and the Economic Development Office.
- Continue to position City resources to make these neighborhoods clean and safe, and provide park, recreational and cultural amenities nearby.

Policy 22.2.2: Support the development of sustainable economies in Tampa's poorer neighborhoods. To accomplish this:

- Identify neighborhoods throughout Tampa that need additional assistance in strengthening the economies of their communities.
- Provide essential retail and consumer services and neighborhood based employment to residents.
- Assess, evaluate and coordinate funding sources available to assist in the stabilization and revitalization of these neighborhoods.
- Use economic development incentives to stimulate business development and job creation.
- Use tools available through federal, state and regional agencies to create resources to revitalize poorer neighborhoods. Examples include Enterprise Zone and Enterprise Community designation funding.

Communication, Partnership, Participation

Objective 22.3: Engage neighborhood residents and organizations in collaborative efforts to share information, solve problems and plan for the future.

Policy 22.3.1: Develop and implement a comprehensive communications plan that outlines roles and responsibilities of City agencies, neighborhood organizations, residents, community institutions and businesses potentially affected by proposed actions. The plan should:

- Require timely communications among City agencies and between the City and other parties;
- Provide guidelines for discussions and interactions among interested parties;
- Require communications processes to be inclusive (e.g., multilingual);
- Identify City resources (services, programs and funding) for the project; and
- Evaluate the qualitative and quantitative outcomes of the process.

Policy 22.3.2: Take a leadership role in developing a mutually responsive communications network among City agencies, neighborhood groups, citizens, community institutions and businesses to identify neighborhood concerns and to address them openly, thoughtfully and fairly.

Policy 22.3.3: Enable citizens to share information and interact with City agencies by using up-to-date communication technologies.

Policy 22.3.4: Ensure on-line access to City services and information for people without computers by making interactive communications technology available at libraries, schools and other public places.

Policy 22.3.5: Expand the use of mediation as a tool for resolving neighbor-to-neighbor and institutional conflicts.

Policy 22.3.6: The City's website, TampaGov – www.Tampagov.net - opened in 1999. It provides on-line information about City agencies, announcements (such as street sweeping schedules) and events calendars. It provides access to pertinent information such as bid documents, and permit applications and forms. This allows many customers to get the documents they need and “skip the trip” downtown. TampaGov will continue to grow and provide more interactive functions over time.

Community Planning

Community planning gives everyone the opportunity to participate in shaping the future of their neighborhoods – to guide inevitable changes. By bringing people together to resolve specific planning issues, community planning can assure participants that changes will improve their neighborhoods,



making them more livable and sustainable.

Community planning is a collaborative and systematic planning approach utilized by the City, to bring key stakeholders together for consensus-building exercises, in order to identify a focused vision for a defined area and set forth clear standards that guide the physical form of development of that area. Key stakeholders include all appropriate City and external regulatory agencies, transit authorities, utility agencies, and those individuals and groups that make up the community planning area. Community plans are based on defined geographical areas of the city, and may include several components of the City Form, such as Business Centers, Urban Villages, Mixed-use Corridor Villages, Transit Stations and Neighborhoods.



Community planning takes an in-depth look at a community based on: one or more issues relevant to that community; the factors that created its present state (including an asset inventory); the opportunities and challenges it has today; and forms recommendations to guide future change to reach some desired end state. Ideally, the process should include extensive public involvement.

Past Types of Community Planning Processes

Traditional Neighborhood Plan – More comprehensive and typically based on many issues important to the community. Can include social and physical issues – include visioning and goal setting processes adopted by Tampa City Council (e.g., Ballast Point, Davis Islands and Tampa Heights).

Community Redevelopment Area Plans – Based on Community Redevelopment Area statutory requirements of slum and blight. Typically addresses physical and economical issues. More limited in scope than a traditional neighborhood plan adopted by Tampa City Council (e.g., Central Park Village, Channelside, Downtown, Drew Park, East Tampa and Ybor City).

Other – More generalized than Community Redevelopment Area and Traditional Neighborhood Plans. These plans can provide good initial planning for a community. Not necessarily adopted by Tampa City Council but are embraced by the community (e.g., Seminole Heights Business District Strategic Plan, Sulphur Springs Neighborhood Improvement Strategy with Tampa Economic Development Plan, West Tampa Economic Development Plan, Hyde Park Historic District Plan).

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Role of Existing Neighborhood Plans

The traditional neighborhood, Community Redevelopment Area Plans and others are contained within this Comprehensive Plan for the purposes of information as to past planning efforts. They are a valuable tool for informing and providing context for future planning efforts.

Role of Community Plans

The City has embarked on an innovative and progressive approach to community planning by creating the Community Planning through Form-Based Codes Program. Reaching out and engaging citizens to help shape the look and feel of their communities is vital to the success of this program. A Community Plan will be created for each community based on this program. Many of the objectives and policies in this chapter guide this program, and helped form the associated planning process.

The Community Plans that are derived from the Community Planning through Form-Based Codes Program, shall be used to guide future decision-making for these specific areas of the City. Each plan will reference in the Community Planning section of this Chapter, in order to ensure that future growth in these communities meets the overall intent of this chapter, to “Build Sustainable Neighborhoods, A City of Neighborhoods”.

Opportunities

Community Planning offers many opportunities to support Tampa in becoming a more livable and sustainable city, including:

- Focusing on existing and emerging city forms and use **form-based codes** to retain the best of each neighborhood and support more sustainable, compatible mix of uses within neighborhoods.
- Honoring residents’ **sense of identity** and belonging and respect differences to help neighborhoods become part of a socially cohesive region. Residents know ‘who we are’, and ‘how we work together’ so their participation is essential to define the needs of the City’s diverse neighborhoods. The City will help residents preserve their



specialness and will not use a “one-size-fits-all” approach to community planning and development.

- Addressing neighborhood needs and concerns in a **broader geographic context** rather than merely through fragmented efforts within an area of the City. The community planning process cannot succeed if each area is viewed in a vacuum. Residents and the community planning process must view each neighborhood as part of the larger City and a contributor to the wider needs of the entire community. The district designation is a model of neighborhood organization, with each district being comprised of a number of smaller neighborhoods. But they effectively represent the shared concerns and interests within large areas of the City.
- Using neighborhood design and the community planning process to **promote social interaction**, participation and a sense of community identity for residents. This can only be achieved by paying careful attention to the design of public and private spaces.
- **Fostering a choice of housing types** - from apartment living to traditional suburban homes – to allow for changing families and lifestyles. The most desirable neighborhoods are those that offer a compatible, well designed mix of housing types.
- Continuing the **legacy of parks and parkways**, as well as the **tradition of excellence in architecture** established in its earliest neighborhoods.
- Promoting **stewardship**. To be good stewards, we must protect and maintain our legacies, both natural and human-made. These include our parks, scenic corridors and recreation systems. Historic buildings, districts and landscapes add immeasurably to the quality of our City. Tampa’s historic architectural legacies are valued, and much has been accomplished in preservation and reuse of these structures and districts.



CHAPTER 4

- Establishing and maintaining **functional, safe, attractive connections**. The streets, trails and scenic corridors that physically link our community and its neighborhoods are part of our legacy and must be designed and maintained to promote livability.
- Requiring **quality design** for public and private improvements. To be livable and admired, all of the components of the City — its infrastructure, buildings and open spaces — must function well and be attractive individually, while combining to create meaningful, beautiful places. The primary urban design challenge of the early 21st century will be to integrate elements of Tampa’s traditional urban design character into redeveloping areas and into new, more compact mixed-use areas.
- Emphasizing **communication and partnership**. The Comprehensive Plan seeks to improve the quality of life within neighborhoods by building on their distinctive assets.

Goal 23: Preserve and reinforce the stability and diversity of the City’s neighborhoods designated Urban Villages.

Objective 23.1: Maintain past planning efforts that allow for moderate growth and change in order to attract and retain long term residents and business and insure the City’s residential quality and economic vitality.

Policy 23.1.1: The City will consider the recommendations of the four (4) distinct Conceptual Neighborhood Plans: Ballast Point, Davis Islands, West Tampa, Ybor City, East Tampa and Tampa Heights in the development of future Community Plans.

Policy 23.1.2: The City will recognize that past neighborhoods plans include valuable content, such as community asset inventories, challenges and opportunities, and documentation of community desires.

Policy 23.1.3: The city will consider the recommendations of Community Redevelopment Area plans as a guide to accommodate significant proportions of Tampa’s future growth.

Policy 23.1.4: The City will continue to foster collaborative relationships between citizens and the City.

Objective 23.2: The future of community planning will utilize form-based code initia-

tives to assist in the development of a Vision Plan and creation of a community-specific Form Based Code for each Community Planning area.

- Policy 23.2.1:** The City shall utilize the following general methodology when conducting a Community Planning project and development of the associated form based code: define the planning area, develop a timeline and scope of work, identify key stakeholders, host a charrette in the community, carefully document community input and create a Vision Plan, map the Vision, translate the Vision into a form based code.
- Policy 23.2.2:** The City shall create area specific Vision Plans, based on the Community Planning method, for the Greater Seminole Heights, Tampa Heights, and 40th Street Community Planning Areas by 2015, that clearly document and describe community assets, opportunities and challenges, community, character, conceptual street cross-section designs, and basic building forms for residential, non-residential, and mixed use.
- Policy 23.2.3:** The City, when developing a Form Based Code based on approved Vision Plans, shall include at a minimum, the following components: a regulating plan, building form standards, and public realm/streetscape standards.
- Policy 23.2.4:** Develop community plans for all areas of the City expected to take significant amounts of growth. Such a plan should reflect the neighborhood's history, character, current conditions, needs, values, vision and goals. Permit other areas interested in developing community plans to undertake community planning.
- Policy 23.2.5:** In areas not expected to take significant amounts of growth (areas of Stability) encourage limited scopes of work that focus on specific issues or concerns, rather than broad multi-focused planning processes.
- Policy 23.2.6:** Define clearly the role that adopted community plan goals and policies, community plan work-plan matrices, and recognized community plans play in the City's decision-making and resource allocation.
- Policy 23.2.7:** Build strong, effective strategies for developing and implementing community plans.
- Policy 23.2.8:** Recognize community planning and implementation as critical tools

for refining and turning into a reality the vision of the Comprehensive Plan.

- Policy 23.2.9:** Give all community members the opportunity to participate in shaping the future of their neighborhoods.
- Policy 23.2.10:** Establish basic guidelines for creating and updating community plans that ensure an inclusive, collaborative and effective approach.
- Policy 23.2.11:** Provide guidelines for things such as how to develop public participation processes, make plans with realistic expectations, and monitor implementation of the plans over time.
- Policy 23.2.12:** Community planning processes and plans may vary, reflecting the different characteristics, interests and perspectives of community members, while meeting basic guidelines for community planning.
- Policy 23.2.13:** Encourage collaborative community planning that involves simultaneous consideration of City and neighborhood goals and strategies, and includes representatives for both the City and neighborhoods working together.
- Policy 23.2.14:** Maintain consistency between community plans and the Comprehensive Plan. In the event of an inconsistency between the comprehensive plan and a proposed community plan, consider either amendments to the comprehensive plan which are consistent with its core values, or amendments to the community plan.

Community Plans – Visions for the Future

Pursuant to the Goals, objective, and policies of this Chapter, Community Plans that are derived from the Community Planning through Form-Based Codes Program, shall be used to guide future decision-making for these specific areas of the City, and may be referenced within the appendices of the non-adopted section of the Comprehensive Plan or the City of Tampa Code of Ordinances

Greater Seminole Heights Vision Plan

Pursuant to Goal 22, Objective 22.1, Policy 22.1.2, and Goal 23, Objective 23.2, Policies 23.2.1 through 23.2.14,



the Greater Seminole Heights Vision Plan has been developed as the Community Plan for this area. The Vision Plan, as well as the following objectives and policies, shall be used to guide the future growth, development, public improvements, and decision-making of the designated community planning areas.

Seminole Heights Urban Village (a.k.a. Greater Seminole Heights Planning Area)

The City facilitated planning charrettes and visioning sessions with area property owners and stakeholders to generate a community-driven Vision Plan. The planning area is comprised of three (3) neighborhood associations and one (1) business guild, all of which are well organized and engaged with City government. The Hillsborough County City-County Planning Commission completed a strategic business plan in 2005 in coordination with area businesses. This visioning process expands on the ideas of the 2005 study and encompasses the collective voices of these groups, further developed in concert with input and guidance from both public sector and private-sector professionals.

The planning area is a blend of several key components that make up the larger city form of Tampa. The area offers cultural and historical references, a diverse population, a defined and well-traveled street grid, multiple bus transit lines (including the planned Bus Rapid Transit), stable/traditional residential areas, a complete public school system, eclectic architecture, an integrated parks system, significant natural resources, and linear commercial corridors. Its proximity to the City center, coupled with limited commercial business diversity along the corridors, creates excellent redevelopment opportunity for neighborhood serving uses and the evolution of improved activity nodes. The nodes identified on the Vision Plan Map form a “ladder”, which over time will serve to bridge the physical and social divide caused by the interstate system, and ultimately reconnect the community.

Objective 23.3: Develop objectives and policies that guide reuse, redevelopment, and infill development in the Seminole Heights Urban Village that meet the Vision Plan of the community and associated Vision Plan Map.

Policy 23.3.1: The Vision Plan and associated Vision Plan Map shall be used as guides for any Comprehensive Plan text amendments or proposed changes to the future land use map, to achieve the vision of the area, consistent with the goals, objectives and policies of the Tampa Comprehensive Plan.

Policy 23.3.2: The City shall use the Vision Plan Map as the guide to create the Regu-

lating Plan and associated land development regulations (form-based code) for the area to ensure the community's vision is achieved.

Policy 23.3.3: All amendments to the Comprehensive Plan, Future Land Use Map, amendments to land development regulations, rezoning, and development of land that may affect a historic district or landmark structure, must adhere to the goals, objectives, and policies contained in the Comprehensive Plan, including but not limited to those set forth in this Chapter, and all applicable land development regulations related to historic preservation.

Objective 23.4: Develop land development regulations for the Seminole Heights Urban Village that focuses redevelopment and infill development to specific nodes and corridors by allowing potential increases in densities and intensities for well-designed, and appropriately scaled reuse, redevelopment, and infill development projects that achieve the desired density and intensity in those areas.

Policy 23.4.1: Development within boundaries of designated nodes is eligible for an increase in density and/or intensity above the maximum land use category threshold, in an amount not to exceed 25%, known as a "Node bonus". In order to achieve a Node bonus, developments within the designated node must provide amenities. This Node bonus provision will ensure that new development provides amenities such as but not limited to vertically mixed use development, enhanced land- and street-scape and bicycle parking/paths that enhance the quality of life and the public realm, in order to achieve the desired density and intensity needed in this vibrant urban community.

Policy 23.4.2: Designated nodes are measured on a radius from the center point of roadway intersection and include a "Neighborhood Node" (1/4 mile radius) and a "Community Node" (1/2 mile radius).

The "Neighborhood Nodes" are as follows:

- Intersections of Florida Avenue with Broad Street, Sligh Avenue, Hanna Avenue, Hillsborough Avenue, Osborne Avenue, and Dr. Martin Luther King, Jr. Boulevard;
- Intersections of Nebraska Avenue with Broad Street, Hanna Avenue, Osborne Avenue;
- Intersection of 15th Street and Osborne Avenue;

- 22nd Street and Sligh Avenue;
- Boulevard and Dr. Martin Luther King, Jr. Boulevard.

The “Community Nodes” are as follows:

- Intersections of Nebraska Avenue with Sligh Avenue, Hillsborough Avenue, and Dr. Martin Luther King, Jr. Boulevard.

Policy 23.4.3: Detached residential (single-family) uses located immediately adjacent to and with vehicular access to collector or arterial roads may be used for an office/live-work use, subject to criteria and definitions set forth in the land development regulations.

Objective 23.5: Within the Seminole Heights Urban Village, focus both public and private planning and financial resources to create tangible, functional, and sustainable connections between nodes, commercial areas, public uses, and residential areas, through the installation of wide sidewalks, bicycle lanes, and on-street parking, where appropriate.

Policy 23.5.1: When designing improvements to the existing street grid, target available public and private funds to create necessary connections between community assets, as depicted in the Vision Plan, by including bicycle lanes, sidewalks, street and pedestrian lighting, and on-street parking.

Policy 23.5.2: When designing improvements to the existing street grid, target available public and private funds to install necessary traffic calming mechanisms.

Policy 23.5.3: When designing improvements to the existing street grid, target available public and private funds to the restoration of existing brick streets.

40th Street Planning Area Vision Plan

Pursuant to Goal 22, Objective 22.1, Policy 22.1.2. and Goal 23, Objective 23.5, Policies 23.2.1 through 23.2.14, the 40th Street Planning Area Vision Plan has been developed as the Community Plan for this area. The Vision Plan, as well as the following objectives and policies, shall be used to guide the future growth, development, public improvements, and decision-making of the designated community planning areas.



40th Street Corridor-Mixed Use Corridor Village (a.k.a. 40th Street Planning Area)

The City facilitated planning charrettes and visioning sessions with area property owners and stakeholders to generate a community-driven Vision Plan. The planning area is comprised of four (4) neighborhood associations and one (1) Task Force, all of which are well organized and engaged with City government. The Hillsborough County Metropolitan Planning Organization completed a corridor/land use plan in 2000 in coordination with area property owners. This Vision Plan more comprehensively addresses the ideas of the 2000 study and encompasses the collective voices of area groups, further developed in concert with input and guidance from both public sector and private sector professionals.

The planning area is a blend of several key components that make up the larger city form of Tampa. The area offers cultural and historical references, a diverse population, a defined and well-traveled street grid, multiple bus transit lines, stable and transitional residential areas, several public schools, eclectic architecture, an integrated and vast parks/open space system, significant natural resources, and linear commercial corridors. The recent reconstruction of the 40th Street corridor creates excellent redevelopment opportunity for neighborhood serving uses and the evolution of improved activity nodes. The nodes identified on the Vision Plan Map have been identified in conjunction with the corridor roundabouts, which create natural gathering points for both the adjacent residential areas and pass-by traffic.

Objective 23.6: Develop objectives and policies that guide reuse, redevelopment, and infill development in the Seminole Heights Urban Village and the 40th Street Planning Area that meets the respective Vision Plan of the communities and associated Vision Plan Map.

Policy 23.6.1: The Vision Plan and associated Vision Plan Map shall be used as guides or any Comprehensive Plan text amendments or proposed changes to the future land use map, to achieve the vision of the area, consistent with the goals, objectives and policies of the Tampa Comprehensive Plan.

Policy 23.6.2: The City shall use the Vision Plan Map as the guide to create the Regulating Plan and associated land development regulations (form-based code) for the area to ensure the community's vision is achieved.

Policy 23.6.3: All amendments to the Comprehensive Plan, Future Land Use Map, amendments to land development regulations, rezoning, and develop-

ment of land that may affect a historic district or landmark structure, must adhere to the goals, objectives, and policies contained in the Comprehensive Plan, including but not limited to those set forth in this Chapter, and all applicable land development regulations related to historic preservation.

Objective 23.7: Develop land development regulations for the Seminole Heights Urban Village and the 40th Street Planning Area that focuses redevelopment and infill allowing potential increases in densities and intensities for well-designed, and appropriately seated reuse, redevelopment, and infill development projects in those areas.

Policy 23.7.1: Development within boundaries of designated nodes is eligible for an increase in density and/or intensity above the maximum land use category threshold, in an amount not to exceed 25%, known as a “Node bonus”. In order to achieve a Node bonus, developments within the designated node must provide amenities in accordance with the methodology set forth in the City’s Land Development Code. This Node bonus provision will ensure that new development provides amenities that enhance the quality of life and the public realm, in order to achieve the desired density and intensity needed in this vibrant urban community.

Policy 23.7.2: Designated nodes are measured on a radius from the center point of roadway intersection and include a “Neighborhood Node” (1/4 mile radius) and a “Community Node” (1/2 mile radius).

Seminole Heights Urban Village:

The “Neighborhood Nodes” are as follows:

- Intersections of Florida Avenue with Broad Street, Sligh Avenue, Hanna Avenue, Hillsborough Avenue, Osborne Avenue, and Dr. Martin Luther King, Jr. Boulevard;
- Intersections of Nebraska Avenue with Broad Street, Hanna Avenue, Osborne Avenue;
- Intersections of 15th Street with Hanna Avenue and Osborne Avenue;
- 22nd Street and Sligh Avenue;
- Boulevard and Dr. Martin Luther King, Jr. Boulevard.

The “Community Nodes” are as follows:

- Intersections of Nebraska Avenue with Sligh Avenue, Hillsborough

Avenue, and Dr. Martin Luther King, Jr. Boulevard.

40th Street Planning Area:

The “Neighborhood Nodes” are located at the following the intersections:

- 40th Street and Hanna Avenue:
- 40th Street and Riverhills Avenue:
- 40th Street and Yukon Street.

Policy 23.7.3: Within the Seminole Heights Urban Village, detached residential (single-family) uses located immediately adjacent to and with vehicular access to collector or arterial roads may be used for an office/live-work use, subject to criteria and definitions set forth in the land development regulations.

Objective 23.8: Focus both public and private planning and financial resources to create tangible, functional, and sustainable connections between nodes, commercial areas, public uses, and residential areas, through the installation of wide sidewalks, bicycle lanes, and on-street parking, where appropriate.

Policy 23.8.1: When designing improvements to the existing street grid, target available public and private funds to create necessary connections between community assets, as depicted in the Vision Plan, by including bicycle lanes, sidewalks, street and pedestrian lighting, and on-street parking.

Policy 23.8.2: When designing improvements to the existing street grid, target available public and private funds to install necessary traffic calming mechanisms.

Policy 23.8.3: When designing improvements to the existing street grid, target available public and private funds to the restoration of existing brick streets.

Traditional Neighborhood Plans

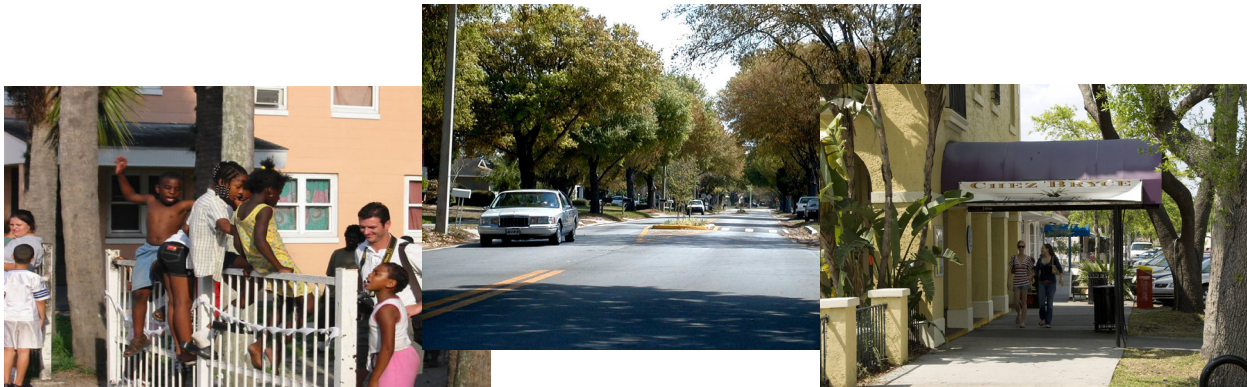
The following excerpts are informational only

Ballast Point Comprehensive Neighborhood Plan

Goals

- Support the *Tampa Comprehensive Plan* Future Land Use Element.
- Maintain the overall low density residential character of the neighborhood.
- Support appropriately scaled commercial and multi family uses along major corridors.
- Support and better integrate MacDill Air Force Base with the neighborhood.
- Address height and signage through an Overlay District.
- Seek government support and cooperation.
- Maintain the residential character of streets.
- Promote additional pedestrian amenities.
- Promote neighborhood appropriate lighting.
- Promote recycling, water reuse and stormwater management to reduce impacts on the environment.
- Promote and implement Master Plans for the Parks and Recreational Opportunities in the neighborhood.
- Recognition that all systems impact and rely on the natural Environment.
- The Natural Environment including the Bay is to be protected and enhanced.

Source: Ballast Point Comprehensive Neighborhood Plan, 2005



DAVIS ISLANDS... a shared vision of our future

A Small Town Only a Bridge Away

- Worlds away yet so close, the Islands offer a beautiful blend of past, present and future. Small, self-contained, with spectacular water views, a quaint village center and caring people, Davis Islands is the perfect place to raise a family and grow old gracefully.

COMMUNITY IDENTITY



Davis Islands has a small town character with a strong community identity that has been protected and enhanced over time.



The Islands community has a pleasant scale and a village center, as one would expect with a small town, with buildings oriented to the street and designed for pedestrians.



Davis Islands has many amenities that are important to its small town character and community identity. They include: a hospital, airport, yacht club, public marina, swimming pool, water front parks, a center for business and urban living, green space, trees, outdoor space, gathering spaces, water views, and historic structures.



Public access to and views of the water from public lands and rights-of-way are an important part of the community's identity.



The beautiful tree-lined streets, with restored old-fashioned street lights and sidewalks, reflect the Islands unique history and heritage.



While it's easy to move around by car, the Islands are safe and convenient for pedestrians and bicyclists.



Davis Islands' location, close to downtown, an airport, a yacht club, and a hospital, make it convenient

for residents and a desirable place to visit. Yet visitors do not disrupt the balance and harmony of the community.

GETTING AROUND



Getting around Davis Islands is safe. Speeding is not a problem, and pedestrians and bicyclists are respected, not threatened. Parents feel comfortable letting their children travel around the Islands freely.



Elements that make walking and bicycling good experiences are protected and enhanced to make a more livable place.



Facilities and amenities of Davis Islands can be traveled to easily and pleasantly.



There are many choices for traveling around Davis Islands as well as to and from the Islands, including walking, running, skating, bicycling, boating, driving, bus, and air travel. All of these choices are maintained with facilities located and built in harmony with the community.



Parking is a commodity that is carefully managed. The problems of parking shortages, negative impacts of truck loading zones and poor physical appearance of parking lots have been resolved.



Attractive and innovative traffic calming designs narrow the flow of traffic and slow it down.

PARKS, RECREATION AND OPEN SPACE



Islanders are a healthy, mobile and physically active group of people, and the public parks, recreation facilities and open spaces are well used and enjoyed.



The limited public parks are protected in perpetuity, kept in the public domain, never to be converted to non-park and recreation uses, including waterfront park lands.



The Islands’ public parks are beautiful, green and well maintained.



Recreation facilities blend in with the Islands’ built environment, are well maintained, have minimal negative impact on surrounding uses, and serve the recreational program needs of the community.



Historic recreation buildings, such as the swimming pool, have been restored.



New recreation facilities, including a community/recreation center, have been carefully planned with community input. Recreation facilities and programs at the new center accommodate the needs of Islanders throughout every stage of life.



Part of the open space system is a linear park, or greenway, with a path along the eastern waterfront connecting park facilities and other destinations and re-establishing, for the enjoyment of all, the continuous ribbon of green D.P. Davis planned along Seddon Channel.



The public parks, recreation facilities and open spaces along the water have been designed to preserve as much of the water view and access as possible, and are sensitive to the effect each may have on the water views of surrounding uses.



The Islands’ parkways (the land between the street and the sidewalk) are attractive streetscapes, adding to the beauty of the Islands open spaces and public realm.

ENVIRONMENTAL PROTECTION



The health of Hillsborough Bay is important to Davis Islanders, because it is the bay that surrounds and defines the Islands.



The water is clean and people can fish, sail and swim in it safely. Manatees are occasionally sighted, and they are protected. Water access points are kept clean of litter, and run-off into the bay is minimized. Drainage is filtered and sedimentation is cleaned from the canals regularly.



Islanders walk and bike frequently, reducing the use of the automobile and contributing to the environmental quality of the Islands.



The quality of stormwater run-off into the bay and canals has been improved because innovative technologies are employed to greatly reduce pollutants and sediment run-off.

COMMUNITY APPEARANCE



Davis Islands is a beautiful community, with a thoughtfully planned balance of different uses that are integrated with one another and functional.



Buildings are predominately low-scale in height, oriented to the sidewalks, and designed to be pedestrian friendly, with some higher scale pre-existing buildings present .

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The automobile is an important means of transportation without detracting from pedestrian space. For example, in commercial, mixed use and multifamily areas, parking spaces are provided on-street, behind buildings or in nearby, but hidden, parking structures, rather than between building and sidewalk.



Community standards for buildings and storage are maintained through active code enforcement.

HERITAGE



The Islands unique history and heritage are embraced by residents, and historic structures and design elements are protected voluntarily.



Key elements of the founder's (D.P. Davis') plan that needed repair have been restored or recreated. The bridges and the streetlights are reminiscent of the 1920's, and the Mediterranean Revival architecture is preserved.

VILLAGE CENTER



The village center is the heart of the community. Islanders come to the village often to shop, dine, socialize and celebrate. It is one of the places that embody the Islands' small town feeling and character. Parents feel comfortable letting their children go there. People of all ages like the goods and services offered in the village center and the ability to sit and enjoy the street life.



You know immediately when you have entered the village center. The landscaping, street design, lighting, signage, street furniture and other accent

features clearly define it as the center of the Islands. Automobile traffic travels slowly through the village center, and no one feels their safety is threatened.



Buildings are constructed in a traditional town center manner. They are built up close to wide sidewalks. Buildings have awnings, overhangs and arcades to protect people from the natural elements. There are shops on the ground floor and sometimes offices and apartments above. There is on-street parking and additional parking is shared and located conveniently nearby and out of site.



The sidewalks are the public domain with beautiful lighting, comfortable benches and tables shaded by trees, bicycle racks, water fountains and trash receptacles. People can safely and conveniently cross from one side of the boulevard to reach the shops and offices on the other side.



Davis Islanders have a mutual caring and supportive feeling for their village center. They patronize the shops and offices, and the business owners support community activities. The Islanders particularly enjoy independently owned businesses and they work with the local chamber of commerce and property owners to help attract a good mix of businesses to serve the community.



The village center and the surrounding residential uses live in harmony. The negative effects, such as traffic, parking, loading/unloading, noise, trash disposal and litter, have been resolved.

HOMES



Davis Islands is predominately single-family detached housing. Landscaped, green front yards extend to the public domain of the sidewalks and streets. Neighbors socialize and children play on the lawns, the

sidewalks, and even the streets.



Multi-family dwellings and townhouses are part of the housing mix, but are limited and attractively designed and planned to blend in with the Islands and encourage social interaction.



People can live their entire lives on Davis Islands. The housing stock reflects the different needs throughout the various cycles of life.

UTILITIES



All overhead wires, including cable, electric and telephone lines, are now buried underground to protect against coastal hazards and to improve the appearance of the community.



Pedestrian scale street lights adorn the public streets.



Old public infrastructure has been replaced or upgraded.

businesses frequently. Successful business owners understand this unique relationship with residents, and the two work hand-in-hand to protect and enhance the character of the community.



Public spaces provide gathering places where Islanders of all ages can come together, whether by a random chance meeting or at a planned event. Gathering places range from the public parks and recreation facilities to the village center, benches along the waterfront, and treed-lined sidewalks where people can stop and greet each other. These spaces have been carefully planned to encourage social interaction and allow neighbors to easily look out for each other.



Kiosks have been strategically place in public spaces to notify the community about upcoming events.

Source: Davis Islands Community Plan. A Shared Vision, 2007

PEOPLE



Davis Islanders actively participate in community events and government meetings. Islanders expect to be consulted before outside interests do anything on the Islands that might affect the quality of life.

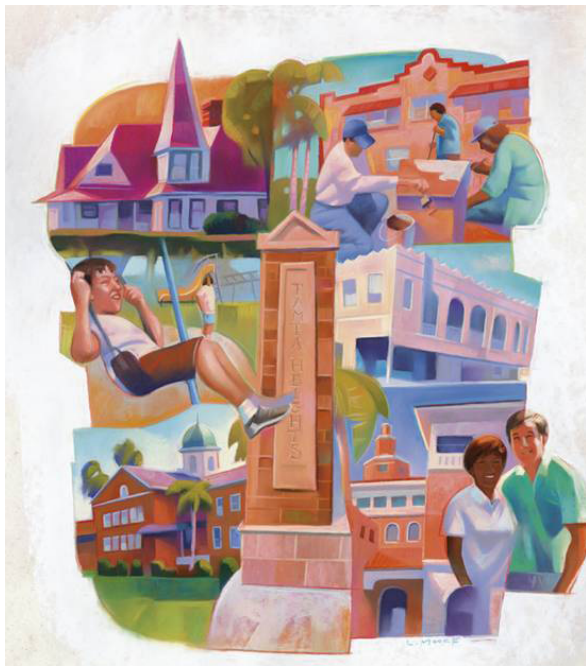


Islanders enjoy their traditions and celebrations, and they strengthen their sense of community through participation.



Islanders have a caring, somewhat protective relationship with the business community. Many know business owners and patronize the

Tampa Heights



The Vision: A Tampa Heights Community

Tampa Heights will continue to be many things for many people, but we all agree that the community has a bright future. If we shut our eyes and visualize our neighborhood in 2010, this is what we see:

- Tampa Heights is a safe neighborhood with easy access to many different parts of town. Our neighborhood is pedestrian friendly, clean, culturally diverse, and reflects its amazing history.
- Tampa Heights is a safe, healthy place to raise a family. There are many activities and organizations that support children and families. Excellent schools are accessible and available to the neighborhood children. The community has developed self-help activities that support the neighborhood and help it to thrive. There is a community-wide awareness and respect for each other, and, particularly so, for the elders and

children of our community. Everyone understands that this contributes to a high quality of life in Tampa Heights. Our clean, well-kept streets and historic homes reflect neighborhood pride.

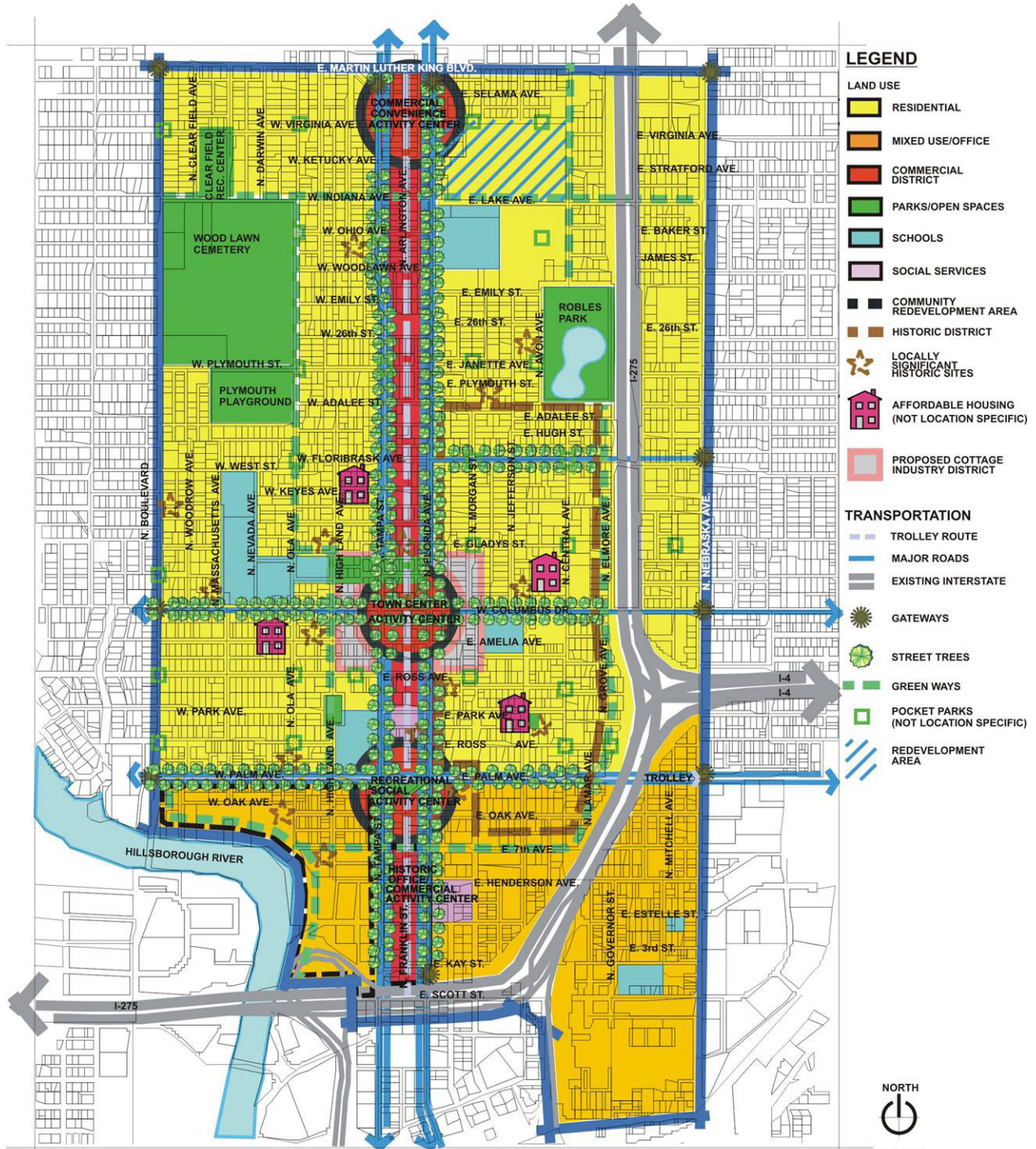
- Tampa Heights housing choices are diverse and available for people of all incomes and cultures. Affordable housing is inclusive of all people. Central Park Village and Robles Park Village have been revitalized. Home ownership opportunities for all blend in with the neighborhood, supporting and maintaining it.
- Significant, historic businesses and housing remain preserved and protected. The streets are “dressed up” with trees, sidewalks, fountains and statues. There are stately homes, brick streets and granite curbs. The neighborhood has at least one, very unique identifying feature that everyone identifies as Tampa Heights. New construction is compatible with the historic character of the area.
- The south side of Tampa Heights is centrally located within the City and very accessible to downtown. Sound, diversified businesses that serve a larger market than our neighborhood, in combination with our accessible Hillsborough River, afford our community some very good opportunities.
- Florida Avenue is a bustling business area, in part, because the City has made it an impact fee free zone from Columbus Drive to Martin Luther King, Jr. Blvd.
- The mixed use development projects proposed back in 2001 in South Tampa Heights have now been built and there is now a pleasant waterfront character to the community that everyone can enjoy for living, working, parks, waterfront access and marinas. Tampa Heights is now part

of the City's trolley system and there is easy access for us to all of the business and entertainment facilities in downtown Tampa. Tampa and Florida Avenues have been transformed into 2-way pedestrian friendly streets.

- Tampa Heights is very green, naturally. There are many parks interspersed throughout the neighborhood. They connect into the City's greenway system forming a green ribbon that helps to link us together.
- Community-based policing is a cornerstone of public safety in Tampa Heights. Local police presence can be seen on foot and horseback. The presence is welcomed in our neighborhood, but the need for it has decreased a lot over time. Social services are dispersed throughout the City now and the ones in the Tampa Heights neighborhood have less of a presence and are better integrated into our community.
- Community festivals promote the community and businesses, giving us a strong sense of identity.

Source: Tampa Heights Plan: Rebuilding Community, February 2003

Figure 6. Tampa Heights Neighborhood Concept Map



TAMPA HEIGHTS NEIGHBORHOOD CONCEPT PLAN

- LEGEND**
- LAND USE
 - RESIDENTIAL
 - MIXED USE/OFFICE
 - COMMERCIAL DISTRICT
 - PARKS/OPEN SPACES
 - SCHOOLS
 - SOCIAL SERVICES
 - COMMUNITY REDEVELOPMENT AREA
 - HISTORIC DISTRICT
 - LOCALLY SIGNIFICANT HISTORIC SITES
 - AFFORDABLE HOUSING (NOT LOCATION SPECIFIC)
 - PROPOSED COTTAGE INDUSTRY DISTRICT

- TRANSPORTATION
 - TROLLEY ROUTE
 - MAJOR ROADS
 - EXISTING INTERSTATE
 - GATEWAYS
 - STREET TREES
 - GREEN WAYS
 - POCKET PARKS (NOT LOCATION SPECIFIC)
 - REDEVELOPMENT AREA



5/31/2001
DRAWN BY: M. ANISI



West Tampa



The public Vision for West Tampa is captured in the first paragraph of the West Tampa Overlay District Ordinance.

“West Tampa is a diverse area comprised of commercial, multifamily and single-family uses existing side by side. A national historic district was mapped in the early 1980’s for continuity of structures developed in the 1920’s and earlier. The development patterns and physical and dimensional character created by the structures and the roadway network from that time period, is the precedent development pattern...”

Based upon public input and a market analysis, the following are the WTEDP’s basic principles. The principles are intended to be ideals that should “guide” activities.

1. Protect the “precedent development pattern” of the West Tampa overlay District.
2. No home owner should lose their home against will due to government action.
3. Maintain a diversity of housing stock in terms of affordability or design. The precedent set by the West Tampa Overlay District speaks to the original diversity of architecture, design and class in West Tampa.
4. Preserve every historically-significant structure in West Tampa.
5. West Tampa should remain a regionally-significant, diverse community that

accepts all people.

6. Economic development in West Tampa should emphasize industries that develop and take advantage of West Tampa’s diverse labor force.
7. West Tampa should remain a robust mix of compatible business and residential uses.
8. Recognize that success will come from accomplishing a planned series of “bite-sized” projects drawn from community goals.
9. Property owners, residents, business operators and institutions in West Tampa have a responsibility to protect their community.
10. Transportation and all other infrastructure in West Tampa should be designed to support the community of West Tampa.
11. Provide land use planning that preserves the character of West Tampa while allowing for densities/intensities that will support mass transit in appropriate areas.
12. Local government’s redevelopment regulations should be extremely explicit and formally standardized to the finest level of detail possible.

Source: West Tampa Economic Development Plan – June, 2005



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Seminole Heights Business District

The overall vision for the Seminole Heights Business District seeks to:

- convey the feeling of a safe environment
- improve its physical deficiencies
- provide a wide variety of goods and services for people of all income levels
- become a place that visitors will not want to leave at the end of the day
- provide a variety of shopping and entertainment options
- retain its diversity
- be a home as well as a destination
- tout its historic character

Mission Statement – to create a business district plan that will result in the development of a financially successful business district that serves the needs of the community-at-large, that is aesthetically pleasing, has a unique identity and compliments the character of the Seminole Heights community.

Strategies

Streets as Places – the creation of a streetscape program is an integral part of establishing a sense of place. The Seminole Heights business district is framed by some of the most widely-known streets in the entire City. How those streets are currently perceived by the general public is what the local business community wishes to change. The faster cars are whizzing by and the more traffic is driving through, as people are indifferent to their surroundings, the less attractive an environment becomes.

Transportation Congestion Management – this area supports large amounts of traffic. Any area that accommodates or has the potential to accommodate a great concentration of economic and social activities within a pedestrian-scaled environment is going to be congested. Congestion is a fact of life in successful urban places. Community leaders need to establish a relationship with the City and State transportation departments to more fully understand what transportation alternatives and methods are available to address the congestion issue



Developing an overlay district will allow the area to address impediments created by the inflexibility of an existing land development code. The overlay will be developed over a period of time, with assistance by stakeholders of the area and will address issues that relate to the specific needs of the Seminole Heights area, creating standards that can be implemented to benefit the entire community

Establish a Pride of Place – all businesses in the area should always be respectful and aware of the condition of their properties as they relate to each other and the overall location

Balanced/Active Streets – certain areas may have businesses with increased hours of operation. Certain businesses that stay open longer keep activity in the area, are well lit and convey a feeling of safety, a perception currently not held in many parts of the business corridor

Public Art - Art in the public environment can help to establish a stronger sense of place and continuity between the past, present and future. Great streets should accommodate and celebrate public art in all of its forms

Mixed-Use Development – maximizes the use of smaller areas, allowing both commercial and residential uses. Historically characteristic of older development

Crosswalks- should favor pedestrian movement at all major intersections

Sidewalks- The most profound way to change our streets is to change the balance between people and cars by seeking the widest possible

sidewalks and calming traffic, possibly by allowing on street parking in certain areas

Common Parking areas – mixed used projects could utilize the same parking areas for different uses at different times of the day

Street Lighting - Street lighting should define the street space, and street lighting poles should accommodate the physical features of the area. Sidewalk lighting should define the pedestrian space and be of pedestrian scale

Street Trees- Tree should define the street space and provide shade in the summer and create great environments for sidewalk cafes

Enhanced Key Transit Stops- The image of transit stops should be improved and stops should be provided with amenities, public services and proper signage to increase the use of public transportation

Improved Right-of-way- The street right-of-way is the term used to describe the publicly owned area between property lines. It can include a variety of elements, such as lanes for vehicle travel, parking, bicycling, walking areas, street furniture, bus stops, utility poles, planting strips, with landscaping and trees, and signs

Source: "Seminole Heights Business District Strategic Plan" Hillsborough County City-County Planning Commission, 2005

East Tampa



Our Goal: "Transform East Tampa into a community of vibrant residential, business,



recreational, social and cultural life through the implementation of a strategic economic development model, focused on neighborhood assets that can be replicated in other challenged areas within the City of Tampa."

In some parts of the city, years of decline, neglect and lack of investment have created barriers to new development. This Strategic Focus Area strives to overcome these barriers by focusing a wide range of resources to generate real economic development. If successful, this urban revitalization effort could emerge as a national model. East Tampa, the focus of this initial effort, has a large residential core, easy access to three interstates, new business and housing developments, and is located in proximity to downtown Tampa and the waterfront.

In FY04, the city created the East Tampa Development Division to focus exclusively on the economic and civic revitalization of the area. Also in FY04, the city launched an aggressive campaign, Operation Commitment, to root out crime, prostitution, drugs and code violations. The effort demonstrated the city's commitment to East Tampa and set the stage for continued revitalization efforts.

Building upon these initial efforts, the city will direct investments in East Tampa to support public safety, private investment and community revitalization. Community policing will continue to play a central role in making East Tampa safe and secure. The construction of the new Tampa Police Department District III Station is underway, and will enhance public safety in the area. A Tax Increment Financing District was created to reinvest tax dollars in the area focusing on needed infrastructure improvements including sidewalks, lighting and community facilities. 22nd Street, 29th Street and 34th Street

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have been targeted for specific improvement and redevelopment activities. A partnership with the Florida Department of Transportation will be explored wherever possible to achieve greater overall results.

A community involved strategic action plan will provide strategies for long-term economic development concentrating on three key initiatives:

1. Making strategic public investment (e.g., police headquarters, parks, roads, etc.)
2. Promoting policies and land-use regulations that foster balanced residential and commercial growth
3. Developing incentives that will leverage quality development. These strategies will help ensure economic development and growth while preserving the inherent residential character of the neighborhood and enhancing the quality of life for the residents of East Tampa.

Source: East Tampa Community Redevelopment Plan, The Planning Commission, May 2004, and East Tampa Existing Conditions Report, City of Tampa, Department of Business and Housing Development, East Tampa Development & Community Lending, December 2003.

Ybor City

To plan for the future of Ybor City, The Ybor City Development Corporation Visioning Committee decided to elicit a community vision for the area. The community visioning process lasted over a period of several weeks in December 2004. It consisted of many individual and group interviews, and three public meetings, one of which was a daylong workshop to solicit as many ideas as possible. The community reached a consensus on the following issues:

- 7th Avenue must expand and enhance its activity cycle, especially during daytime hours;
- Support additional infill redevelopment of residential units especially south of 6th Avenue and east of 22nd Street;

- Create more parks and open space;
- Encourage arts and culture;
- Target specific retail markets for appropriate locations;
- Improve transportation linkages;
- Shift focus and marketing effort for events to emphasize daytime activity and historic/cultural heritage;
- Hillsborough Community College's future growth should be divorced along lines that would encourage the students to circulate more widely into the community;
- Improve visitor friendliness and direction;
- Consider centralized management/merchandising for the historic core / 7th Avenue;
- Expand wireless technology through Ybor City;
- Enforce existing codes;
- Build more parking and restructure parking methods for visitor friendliness; Continued streetscape beautification and crosswalk safety

Source: Taken from: Ybor City Vision Plan – Prepared for the Ybor City Development Corporation Tampa, Florida. April, 2005.

Channelside

The Strategic Action Plan responds to the collective citizen, private development, public agency staff and officials input received during the planning process. It represents a balance between previous development decisions with guidance provided for future public and private development actions in delivering a high quality and functioning City neighborhood. The Strategic Action Plan advances the following:

- Understand the District's relationship with the CBD and surrounding urban core neighborhoods.
- Balance the District's development projections with other sub-areas of the urban core.
- Create a strong, urban neighborhood while respecting the existing sense of place and community.
- Recognize and accommodate the current development pattern, and City Council zoning precedents and



commitments.

- Maintain the momentum of development activity in the District.
- Create a good redevelopment environment by emphasizing design quality for both private development and the public realm.
- Emphasize the importance of infrastructure and urban design/public realm improvements to the continued success of the District redevelopment process.
- Recognize both the development potential and public realm/infrastructure potential for the properties located on the east and south sides of Channelside Drive.
- Accommodate the potential for new development in the District at varying heights, densities and architectural styles.
- Provide realistic and creative public financing recommendations for the improvements required in the District.

Source: Strategic Action Plan – Channel District Redevelopment Area, Executive Summary.



Central Park

Without question, the Central Park area is one of Tampa's most culturally and historically rich neighborhoods. With Central Avenue serving as the economic engine, Central Park was once a thriving African-American business and entertainment district. The late Ray Charles recorded his first song, *Found My Baby There*, while residing at 813 Short Emery St. It was during a Central Park performance that Hank Ballard and the Midnighters asked the kids in the audience the name of the dance they were performing. The kids shouted, "The Twist." Hank later wrote and recorded the legendary song that launched Chubby Checker into the limelight. Portions of the 1964 movie, *Black Like Me*, starring James Whitmore, were filmed along Central Avenue.

Despite its achievements, the neighborhood could not escape the racial and economic struggles that prevailed in many inner-city neighborhoods during the 1960's. A racial disturbance in 1967 helped seal the demise of the Central Avenue business corridor. Since then, neglect and disenfranchisement have largely characterized the area.

In an effort to stimulate growth, Tampa City Council adopted the Central Park Community Redevelopment Plan in June 2006. The plan identifies measures to foster public/private partnerships that will help maximize redevelopment investment in a manner that respects the unique history and is inclusive of the community's vision for the neighborhood. The approximate boundaries of the Central Park CRA begin at Interstate 4 and Nebraska Avenue, run south to Seventh Avenue, then east to Nuccio Parkway, then south to Central Avenue, then north to Interstate 275, then northeast along I-275 back to Nebraska Avenue. The Area boundary encompasses a total of approximately 158 acres, including right-of-way. There are approximately 114 acres of developable land. Central Park is the remaining portion of one of Tampa's historic African-American neighborhoods along Central Avenue. Central Avenue used to run through what is now Perry Harvey Park; a mural on Orange Avenue and a historical sign mark its former location. Following the construction of I-275 and I-4, much of

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that neighborhood was fragmented, and the remaining portion has been disconnected from the downtown area.

At the time of this plans creation Central Park had a population of 1,315 although this number included those who lived in the now razed Central Park Village. The vast majority of the area's housing stock is renter occupied. It is a goal of the CRA to introduce more homeownership into the area. The taxable value of the Area has increased by some 65% since inception.

Source: Central Park Community Redevelopment Area Plan, May 2006.

Hyde Park

"The neighborhood character of Hyde Park lies in its overriding theme of intimacy. It is likely that no other area of Tampa is so strongly attentive to human scale. The entire neighborhood has been designed primarily for the pedestrian in a residential setting with little concern for the motorist, industry or heavy commercialism, or institutionalism." These sentences appeared in the Hyde Park Neighborhood Plan, (Technical Report, Volume 2), prepared by the Planning Commission staff in 1975.

- To coordinate the redevelopment of the Hyde Park area with that of the Tampa Urban Core and other parts of the City.
- To provide a guide for the orderly and balanced redevelopment of the neighborhood, and to generally locate land uses with provide for preserving the historic character of the area.
- To employ the concept and techniques of urban design in the planning, designing and development of Hyde Park in order to enhance the physical and visual appearance of the community as a unique area which will create a distinct image in the minds of the local citizens and visitors alike.
- To promote community spirit among residents.

- To promote economic health and convenience through the distribution of commercial lands for retail and service facilities.
- To encourage a sufficient volume and variety of sound housing in various price ranges to meet existing and anticipated population demands with emphasis on the restoration and renovation of existing residential structures.
- To provide a circulation system, coordinated with land use and densities, adequate to accommodate movement.
- To provide a basis for the location and programming of public services and utilities, and to encourage coordinated phasing of public facilities and private development.

Taken from: Hyde Park Plan Tampa Urban Core Study, Hillsborough County City-County Planning Commission, 1976.





Children

We usually think of assets as money or possessions. Their value grows over time. We can use them in many ways. And the more we protect them, the more secure we feel. The same is true of another kind of asset - children. The most vulnerable part of the population, children require special attention to ensure the City’s future. The data and analysis for children is discussed in the Evaluation and Appraisal Report.

Children & Livability

If we want to make our City healthy and livable for all, then we must first make it livable for children. If our City is unhealthy or lacks livability, children are the first to suffer. Every aspect of the City’s urban design, built fabric, organization of streets, or pattern of transportation impacts on children. A child’s upbringing and experience will shape the way they are as an adult. To truly address urbanization, Tampa will also need to acknowledge and address the environmental risks to children in the urban environment.

Economic prosperity is probably the strongest incentive for investing in the future, both in terms of education and deferring from dangerous behaviors. To realize the economic opportunities of the City where they live, young people need to learn marketable skills. Education that is tied to vocational opportunities allows young people to develop income-earning skills and gives them confidence.

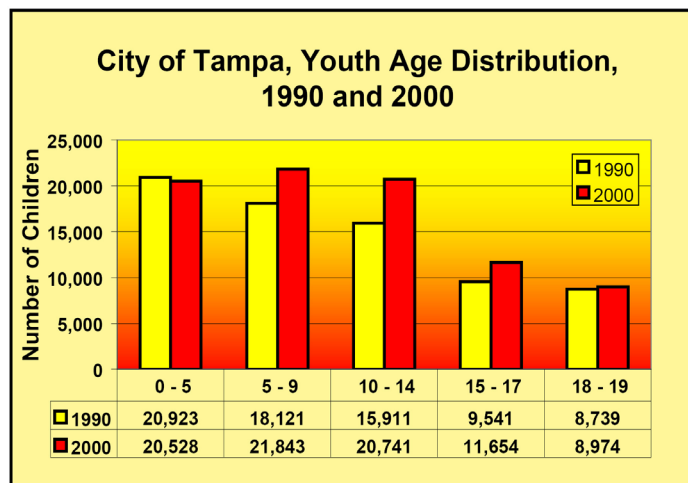


Chart 4. Youth Age Distribution

Opportunities

Identity: The City is a great place for a child to grow up, it is vibrant and connected.

Embracing Diversity: . Children comprise 24% of the City’s population, approximately. More than a third of Tampa’s children are African American, one fifth are Hispanic and one in ten is of one or more other races. The City must ensure that all children enjoy opportunities for successful lives in the community.

Addressing Poverty. One in four, or 25%, of Tampa’s children under the age of 5 are living at or below the poverty level. Of children who belong to single mothers, that percentage increases to 52 percent. The Livable City allow us to work together, public and private sector agencies, to resolve the nutritional, health, education and other challenges associate with this poverty.

The City’s Role

The City of Tampa along with its community partners, such as the Children’s Board and the Hillsborough County School Board, already plays a number of roles in helping to make the City a better place for children and youth.

Facilitator and Networker

The City educates children and youth about its processes and structures on television and its website. The City also provides opportunities for children and their families to socialize together and to meet with other families (for example, library story times).

Advocator and supporter

The City represents children and their views and work with children to get results. For example, the Mayors Youth Corp, the City’s mentoring program and working with the Children’s Board of Hillsborough County, agencies and other service providers to get community projects off the ground and supporting community networks.

Funder

The City contributes funding to events such as Pops in the Park and the Park and Recreation facilities throughout the City.



Planner and regulator

The City contributes to providing a safe, clean and healthy environment for all by planning for community facilities and services.

The City also acknowledges that sustaining interest in and a sense of ownership of the natural environment among children and youth is important to ensuring that future generations are able to meet their needs.

The City has been committed to protecting, maintaining and enhancing Tampa's unique and diverse environment as the City continues to grow.



Children Goals, Objectives & Policies

Goal 24: That the City of Tampa will be known as a City that is good for children.

Objective 24.1: Create a livable City that attracts and retains young workers and families.

Policy 24.1.1: Continue to design and retrofit our City so that children can walk to school safely.

Policy 24.1.2: Promote a multimodal public transit system that will be a popular choice for children, families and parents with young children.

Policy 24.1.3: Provide good quality walking and cycle routes, and advocating for accessible and safe public transport.

Policy 24.1.4: The City, in the role of a facilitator, shall continue to promote opportunities for children to access recreation, leisure and art activities across the City, in public facilities such as libraries, museums, zoos and parks.

Policy 24.1.5: Upgrade, enhance and provide new parks, playgrounds and open spaces.

Policy 24.1.6: Explore ways to increase the use of natural areas and parks for outdoor recreational and educational opportunities, especially for children economically and socially at risk.

Policy 24.1.7: Promote the creation of a great City for children and families to live together, play together and make new friends by providing striking

and attractive features, spaces and activities which draw children and families together.

Policy 24.1.8: Work with local artists to provide exciting and innovative art works that can be enjoyed by children and their families or that make playgrounds interesting and fun for children of different ages.



Giving Children a Voice

Objective 24.2: Increase opportunities for children to have a meaningful voice in shaping Tampa's future.

Policy 24.2.1: Continue to promote leadership program such as the Mayor's Youth Corp that introduces high school students to public service and gives them a voice in shaping our community.

Policy 24.2.2: Encourage children and youth to be involved in creating and participating in community projects.

Policy 24.2.3: Strengthen efforts to involve children in planning for the future livable City.

Policy 24.2.4: Encourage other governments, schools and institutions to provide opportunities for children to participate in shaping their neighborhood environment.

Policy 24.2.5: Ensure the views of children and families are heard in the development of recreation, and open space for the City.

An Appreciation of Diverse Cultures

Objective 24.3: Increase opportunities for positive interaction between children of different cultures.

Policy 24.3.1: Continue to support events where children and families can have fun in their community, mix with a wide range of age groups and ethnicities, and build understanding of cultural difference.

Policy 24.3.2: Continue to partner with the School Board in educating children about how they can make a difference by looking after the environment and encouraging them to enjoy the natural and built features the City has to offer.



Policy 24.3.3: Recognize that the arts play an important role, create a vibrant community and make a significant impact in the lives of children, continue a partnership with the Hillsborough County School District, the Unsinkable Molly Brown Foundation and the Mayor's Arts Education Fund.

Caring for the Environment

Objective 24.4: By showing children and families how they can care for and improve the natural and built environment.

Policy 24.4.1: Include opportunities to learn in a fun way about the history of buildings, parks and other spaces in the City.

Policy 24.4.2: The City shall continue to cooperate with federal and state wildlife protection agencies and the Hillsborough County School Board to implement a public education program on the need to protect and manage the habitats of threatened and endangered species, and species of special concern.

Making Safe Places to Play and Visit

Objective 24.5: Reduce exposure of children to risks from crime, injury and drug use.

Policy 24.5.1: Promote crime and injury prevention and road safety through initiatives like encouraging children to learn to swim and to be safe as cyclists and pedestrians.



Policy 24.5.2: The City shall continue to develop strategies to reduce crime, par-

ticularly drug related and violent crime, in areas of high incidence.

Policy 24.5.3: The City shall continue to support standards in land development regulations that address the location and excessive concentration of locally unpopular land uses such as, group homes, landfills, jails, parole offices, work release facilities, powerlines and public housing.



Policy 24.5.4: The City shall continue to work with the appropriate community organizations in seeking ways of reducing drug-related crime.

Working for Children

Objective 24.6: Improve children's future opportunities through support for better housing, recreation and education.

Policy 24.6.1: Promote mentoring programs that help children with reading, writing and other schoolwork through continued partnership with agencies such as the School District of Hillsborough County and Big Brothers Big Sisters.

Policy 24.6.2: The City will continue to support efforts to provide community facilities in two accessible locations in the Lee Davis and West Tampa Neighborhood Centers that provide food programs for children and their families.

Poverty

Goal 25: To reduce poverty by promoting and supporting the delivery of education, health and human services such as libraries to low income residents in order to achieve and maintain a healthy quality of life.

Objective 25.1: To demonstrate a measurable decrease in the drop-out rate of low income students and an overall improvement in academic achievement.

Policy 25.1.1: The City shall support the efforts of the Hillsborough County School Board to develop and fund strategies which will improve academic

achievement and reduce the drop-out rate for low income students.

Policy 25.1.2: The City will assist the Hillsborough County School Board and other community based organizations in identifying and securing funding sources for drop-out prevention and academic improvement programs.



Policy 25.1.3: The City shall continue to develop and implement programs in conjunction with the private sector, to encourage low income students to stay in school and investigate career choices.

Policy 25.1.4: The City will support the efforts of the Hillsborough County School Board to make school facilities accessible during hours when school is not in session for remedial and continuing education programs, and community functions which are not in conflict with school board policies.

Objective 25.2: Maintain and expand a broad range of family services that will support the continued development of low income populated areas.

Policy 25.2.1: The City shall continue to encourage the expansion of acceptable day-care services for low and moderate income families and shall encourage employer-sponsored daycare.

Policy 25.2.2: The City will encourage and consider incentives that promote the development of daycare services in low income populated areas, such as development bonuses, public-private partnerships and joint agreements.

Policy 25.2.3: The City will continue to seek funding to operate school-age recreation centers and programs in low income populated areas.

Policy 25.2.4: The City will continue to develop, support and promote programs and activities that encourage black and biracial child adoptions. The City will publicize adoption programs on the Government Access Channel and work with churches and community services to facilitate such adoptions.

Policy 25.2.5: The City will continue to support the implementation of out-patient treatment, residential treatment (extended care) and drug treatment pro-

grams for minorities. Such efforts may include, but are not limited to, applying for grants, providing technical assistance, coordinating service providers, supporting education programs, and establishing priorities.



- Policy 25.2.6:** The City shall continue to work with other agencies in ensuring the availability and funding of adequate long-term substance treatment facilities for residents in low income populated areas.
- Policy 25.2.7:** The City shall continue to implement programs and support other government units and non-profit organizations in educating residents of low income populated areas on the causes, prevention and impact of Acquired Immune Deficiency Syndrome (AIDS). Such efforts may include, but are not limited to, airing educational programs and public service announcements on the City's Government Access Channel, holding educational workshops, and distributing brochures and information to low income households or community centers.
- Policy 25.2.8:** The City will continue to support as a top priority, the delivery of quality health, medical, emergency and hospital care for all indigents and low income persons.
- Policy 25.2.9:** The City will continue to support efforts to provide community medical facilities in two accessible locations in the Lee Davis and West Tampa Neighborhood Centers. These locations provide needed prenatal care for low income families. The provision of quality medical health care services with adequate qualified staff and facilities shall remain a top priority in these facilities.
- Policy 25.2.10:** The City will continue to work with the Tampa Enterprise Community Based Partnership and the Enterprise Zone Development Agency in providing services to sustain development in the low income populated areas consistent with the Strategic Plan for the Enterprise Community.

Housing Element

Housing Overview

Tampa is the largest City in Hillsborough County, the county seat, and the third most populous City in Florida with over 330,000 people in 2007. The population of the City represents approximately one-third of the total population of Hillsborough County. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa.



It is important for Tampa's economic viability to have available housing options for a growing population and a work force having various income levels. Tampa has approximately 100 neighborhoods, all with unique characteristics. As Tampa continues to grow, the strength of these neighborhoods and the quality of their housing stock become critical components to achieve balanced development and a sustainable living environment. The ultimate goal is to offer residents a variety of housing choices that accommodate various income levels and address the need for decent and affordable housing, strong neighborhoods, personal safety, adequate infrastructure, employment opportunities, access to public transportation or mass transit, and good schools.

Home

"People spend much of their day in the confines of their homes; the home separates people from others; the home provides a place of retreat and replenishment. It represents socioeconomic status in the eyes of the community, and housing costs demand a large piece of the family budget pie."

- Tremblay and Dillman; [Beyond the American Housing Dream](#)

A safe, secure, and affordable living environment serves as a catalyst for many factors that contribute to a high quality of life. The quality of available housing has significant consequences for the health and well-being of Tampa's children and families, workforce, and elderly. Tampa's overall goal is to support a sustainable quality of life, which can only occur with the availability of affordable and decent housing.

Housing Opportunities

Among Tampa’s strengths are its skilled and engaged neighborhood residents, forward-thinking and active nonprofit and business communities, and a supportive local government environment. This Housing Plan is the product of a collaborative community effort, and evidence of a broad commitment to resolve housing issues.



Housing Challenges

The City’s 5-Year Consolidated Plan for federal programs explains the need for housing, services, and additional programs to serve those who need it most. The plan provides a holistic look at the need for affordable housing while identifying the financial struggles to obtain and maintain affordable housing for certain sectors of the population.

The Housing and Urban Development (HUD) Consolidated Plan, created by the Budget Office and the Housing and Community Development Division of the Growth Management Development Services Department, is a key element to this Comprehensive Plan. Components of both plans provide the complete overview of the true need for housing in the City of Tampa today and in the near future.

New construction has increased the housing stock in Tampa, however the need for housing for the elderly, the mentally and physically challenged, the homeless, veterans with children, and those infected with HIV/AIDS, is growing every day. Increasingly, the lack of affordable units with supportive services is placing special needs populations at risk of becoming homeless.

Existing residents in established neighborhoods are often resistant to new development as it is perceived as changing a neighborhood’s character. Higher-density and rental housing are examples that prove the most challenging for developers to incorporate into such areas.

Housing Goals, Objectives & Policies

Goal 26: Provide a range of housing opportunities that meet the diverse needs of Tampa’s residents.

Land Use and Single Family Neighborhoods

Objective 26.1: Maintain the stability of existing neighborhoods while expanding opportunities for housing choices.

Policy 26.1.1: Preserve and protect low-density, single family neighborhoods that provide opportunities for home-ownership, that are attractive to households with children and other residents, that provide residents with privacy and open spaces accessible to residents.



Policy 26.1.2: Preserve the character of single-family residential areas and discourage the demolition of single-family residences and displacement of residents, in a way that encourages rehabilitation and provides housing opportunities throughout the City. The character of single-family areas includes use, development, and density characteristics.

Policy 26.1.3: Provide for different intensities of single family areas to reflect differences in the existing and desired character of single family areas across the City. Allow development that is generally consistent with the levels of infrastructure development and environmental conditions in each area. Include opportunities for low-cost subsidized housing in single-family areas.

Policy 26.1.4: Designate as single-family residential areas, those areas that are predominantly developed with single-family structures and are large enough to maintain a low-density development pattern.

Policy 26.1.5: Use a range of single-family zones to:

- Maintain the current density and character of existing single-family areas;
- Protect areas of the lowest intensity of development that are currently in predominantly single-family residential use, or that have environmental or infrastructure constraints, such as environmentally critical areas; or

- Respond to community plan policies calling for opportunities for redevelopment or infill development that maintains the single-family character of an area, but allows for a greater range of residential housing types, (garage apartments, tandem houses, or cottages).

Policy 26.1.6: Limit the number and types of non-residential uses permitted in single-family residential areas to protect those areas from the negative impacts of incompatible uses.

Policy 26.1.7: In order to create attractive and affordable rental opportunities and provide greater flexibility for homeowners, permit accessory dwelling units in single-family areas, subject to regulations designed to limit impacts and protect neighborhood character.

Land Use and Multifamily Residential Areas

Objective 26.2: Increase the diversity and improve the sustainability of multi-family residential areas.

Policy 26.2.1: Encourage the development and retention of a diversity of multifamily housing types to meet the diverse needs of Tampa’s present and future populations.

Policy 26.2.2: Promote a residential development pattern consistent with the compact city form strategy, with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.

Policy 26.2.3: Designate as multifamily residential areas, existing areas predominantly occupied by multifamily development, as well as areas where greater residential development is desired to increase housing opportunities and promote development intensities consistent with the city form strategy.

Policy 26.2.4: Balance the objective to increase opportunities for new housing development to ensure adequate housing for Tampa’s residents with the equally important objective of ensuring that new development is compatible with neighborhood character.

Low to Low Medium Density Multifamily Areas

Objective 26.3: Provide opportunities for infill development in areas already characterized by low to low medium density multifamily development and create transitions in development intensity between single-family zones and more intensive multifamily or commercial areas.



Policy 26.3.1: Provide opportunities for attached housing at slightly higher densities than single-family areas.

Policy 26.3.2: Maintain compatibility with single-family development through limits on the permitted height and bulk of new development.

Policy 26.3.3: Use low-density multifamily areas to provide for transitional densities between single-family neighborhoods and more intense commercial and residential uses.

Policy 26.3.4: In order to maintain a consistent and appealing character in low-density multifamily areas, seek to ensure, through development standards for low-density multifamily zones, that new and converted structures are compatible with existing development and reflective of the character of that development in terms of scale, open space, setbacks, siting and unit orientation.

Moderate Density Multifamily Areas

Objective 26.4: Provide for the concentration of housing in areas where public transit and local services are conveniently available and accessible on foot.

Policy 26.4.1: Use moderate-density multifamily zones in multifamily areas to provide additional housing opportunities, by:

- Encouraging infill projects and



conversions of existing buildings which are compatible with existing mixes of houses and small-to-moderate scale apartment buildings; or

- Providing for new residential development at moderate densities which can fill in vacant or underdeveloped sites in neighborhoods with existing moderate density residential structures.

Policy 26.4.2: Emphasize residential character in the development standards for moderate density multifamily zones and provide for a scale of development and building types that differs from those of single-family and low-density multifamily areas in order to accommodate increased residential densities.

Policy 26.4.3: Promote denser but still human-scaled multifamily neighborhoods by permitting building types that allow for multifamily walk-up apartments, with height limits and development standards that promote a strong relationship between individual dwellings and the ground level.

Policy 26.4.4: Accommodate housing at densities sufficient to promote pedestrian activity and frequent transit service, as well as support local businesses providing neighborhood services.

Policy 26.4.5: Because low-income elderly and low income disabled persons create lesser impacts than the general population, allow an additional 25% increase in maximum density limits in moderate density multifamily zones for housing these populations to reduce costs.

High Density Multifamily Areas

Objective 26.5: Accommodate the greatest concentration of housing in desirable, pedestrian-oriented urban neighborhoods having convenient access to regional transit stations, where the mix of activity provides convenient access to a full range of residential services and amenities, and opportunities for people to live within walking distance of employment.

Policy 26.5.1: Use a range of high-density multifamily districts in desirable pedestrian-oriented urban neighbor-



hoods with access to regional transit, a broad range of services and amenities and access to employment to:

- Encourage housing development of a medium to large scale with heights greater than those in low rise areas;
- Accommodate larger scale structures while maintaining the livability of these communities, including measures which minimize the appearance of bulk; or
- Allow high-density residential development in urban centers and urban villages if approved through the community planning process.

Policy 26.5.2: Permit street level commercial uses serving the needs of the residential population in order to promote an active street environment and allow for greater access to services in high-density neighborhoods.

Policy 26.5.3: Consider allowing additional height in the highest density multifamily areas to:

- Provide public open spaces easily accessible to the public;
- Preserve or provide housing affordable to low and moderate-income households;
- Preserve historically or architecturally significant buildings; or
- Provide more space between towers to decrease view blockage and shadows on adjacent structures and open spaces.

Mixed-Income Residential Neighborhoods

Overall, the City of Tampa attracts and retains a large number of families and households of diverse population and various income levels. Efforts to attract residents to live in Tampa's urban core must include the promotion of mixed-income residential development.

Objective 26.6: Continue to promote mixed income residential development in and around downtown.

Policy 26.6.1: Encourage mixed-use, mixed-income housing development in Tampa's downtown core area and along transit lines.

Policy 26.6.2: Support downtown mixed-use de-



velopment consistent with the goals of the Comprehensive Plan's land-use and mobility strategies.

Policy 26.6.3: Continue to support mixed-income housing development that includes affordable rental and for-purchase housing for lower-income, and service employees, especially in downtown and along transit lines.

Policy 26.6.4: Encourage downtown mixed-income rental housing with financing that allows both market-rate and subsidized units of equal quality in the same development.

Policy 26.6.5: Identify and capitalize on opportunities to develop housing along transit lines that allow ingress and egress from the downtown area.

Policy 26.6.6: Create, preserve, and provide amenities in the core City that will provide services for a great urban living space.

Policy 26.6.7: Encourage economic development/retail opportunities and incentives for the downtown CRA districts and surrounding areas.

Objective 26.7: Encourage innovative housing design and increase density to provide a variety of mixed income housing such as land trusts, and shared living spaces.

Policy 26.7.1: Balance growth to strive for livable mixed-income neighborhoods throughout Tampa that collectively reflect the diversity of housing types, tenures, and income levels of the region.

Policy 26.7.2: Achieve a distribution of household incomes similar to the distribution of household incomes found Citywide, in the central business district, and in large redevelopment projects.

Policy 26.7.3: Improve the balance in the City's population by attracting a proportionate share of the region's families with children in order to encourage stabilized neighborhoods and a vital public school system.

Policy 26.7.4: Expand multi-family and rental housing opportunities in neighborhoods with homeownership rates higher than the regional average.

Provision of Affordable Housing

Objective 26.8: Ensure the provision of adequate housing in minority populated, low

and moderate-income areas, through rehabilitation, infill new construction of both homeownership and rental housing to address the anticipated 2025 need for 21,156 affordable housing units. This will be achieved through the implementation of the following policies.

- Policy 26.8.1:** The City shall enforce fair housing standards and community reinvestment act with financial institutions whose lending patterns give clear evidence of redlining.
- Policy 26.8.2:** The City will work with existing Community-Based non-profit organizations to provide affordable housing opportunities in the minority-populated, low and moderate-income areas in accordance with the City's Consolidated Plan, Comprehensive Plan, and neighborhood Strategic Plans.
- Policy 26.8.3:** The City will continue to work with the residents of minority populated, and other areas within the City, to increase rehabilitation efforts to minimize code enforcement liens and further deterioration of the housing stock and neighborhoods.
- Policy 26.8.4:** The City will continue to use State and Federal funding to assist in the rehabilitation and construction of housing in minority populated, low and moderate income areas within the City.
- Policy 26.8.5:** The City will continue to encourage the formation of creative partnerships, such as those with non-profit organizations, in developing and implementing new housing strategies.
- Policy 26.8.6:** The City will continue to allocate a percentage of its federal HOME Investment Partnerships Program dollars and State SHIP (State Housing Initiatives Partnership) dollars and leverage other grant funds and private sector funds for new multi-family housing in minority populated, low and moderate income areas.
- Policy 26.8.7:** The City will continue to promote awareness of the availability of Federal Community Development Block Grant, HOME Program funds to provide deferred payment and low interest loans in minority populated, low and moderate income areas.
- Policy 26.8.8:** The City will consider, as appropriate, revisions to the land development code that will support the development of energy efficient infill

housing in minority populated, low income areas.

Policy 26.8.9: The City will provide incentives such as development density bonuses, expedited permitting for affordable housing, and eco-friendly “green” sustainable building standards to encourage developers to include affordable housing in large scale residential projects.

Policy 26.8.10: The City will continue to promote the use of the most feasible, safe, and energy efficient systems and methods for constructing low to moderate-income rental and home ownership housing.

Policy 26.8.11: The application of adaptive reuse programs will be encouraged in all eligible areas within the City.

Public Housing

Objective 26.9: Continue the transformation of public housing from the perception of housing of last resort.

Policy 26.9.1: Follow the new Public Housing model which includes replacement of obsolete units by a mixture of for sale and mixed income rental property with supportive services on site.

Policy 26.9.2: Physically revitalize and modernize mixed income neighborhoods with home ownership opportunities combined with multi-family rental and retail space.

Policy 26.9.3: Support the Tampa Housing Authority’s mixed-income housing developments wherever possible, recognizing that financial and service programs may be essential to those projects.

Families and Housing

Objective 26.10: Support family self-sufficiency programs.

Policy 26.10.1: Support self-sufficiency programs so that lower income residents can make progress toward economic independence in order to become homeowners or move to other non-subsidized housing.

Policy 26.10.2: Support home ownership opportunities for low- and middle-income households to become home owners.

- Policy 26.10.3:** Continue to support nonprofit organizations offering home ownership counseling, affordable homes for sale, affordable down-payment loans, and other services supporting home ownership.
- Policy 26.10.4:** Foster partnerships to increase public awareness of housing programs and available financing.
- Policy 26.10.5:** Create programs for specific services including a grant or loan for rental and security deposit assistance, budget management and tenant training, and access to resources to increase self-sufficiency.
- Policy 26.10.6:** Continue financial support of mortgage revenue bond issues and down-payment assistance programs that make it easier for more households of low and moderate incomes to purchase a home.

Transit Oriented Communities

New developments provide opportunities to include a full range of housing types, sizes, and prices and include residential units in mixed-use developments. For Tampa to retain and attract businesses and workers, the City must offer an ample supply and a wide variety of housing types for people of all incomes.

- Objective 26.11:** Transit oriented development and villages, with mixed-use development including housing, economic development, and social services.
- Policy 26.11.1:** Promote discussion and a regional commitment to goals for mixed-income and mixed-use housing development along transit lines in forums such as the Tampa Bay Regional Planning Council of Governments.
- Policy 26.11.2:** Place new residential developments at locations that increase potential ridership on the regional transit system and support the central business district (CBD) as the region's employment and cultural center.
- Policy 26.11.3:** Establish development patterns that combine residential with other compatible uses in mixed-use areas such as the CBD, Business Centers, Urban Villages, Mixed-use Corridor Village and Transit Station.
- Policy 26.11.4:** Encourage the development of housing at transit-supportive densities near transit streets, especially where parks or schools are present, to en-

sure that the benefits of the public’s investment in those facilities are available to as many households as possible.

Housing Availability

Objective 26.12: Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Tampa’s households now and in the future in all neighborhoods.

Policy 26.12.1: Designate sufficient land for residential development to accommodate Tampa’s share of regional household growth to reduce the need for urban growth boundary expansions.

Policy 26.12.2: Develop new partnerships that provide the mechanisms to increase private investment in, and production of, housing.

Policy 26.12.3: Consider the cumulative impact of regulations on the ability of housing developers to meet current and future housing demand.

Policy 26.12.4: Encourage the efficient use of existing housing by providing rehabilitation programs and incentives.

Policy 26.12.5: Encourage the efficient use of infrastructure by focusing well-designed new and redeveloped housing on vacant, infill, or under-developed land.

Policy 26.12.6: Limit residential development in areas designated as industrial use.

Policy 26.12.7: Establish a comprehensive Employer Assisted Housing Program to attract and retain a diverse, quality workforce, thereby reinforcing the connection between housing and economic development.

Policy 26.12.8: Encourage the development and preservation of housing that serves a range of household income levels at locations near public transit and employment opportunities.

Green Housing

Objective 26.13: Encourage “green” housing design standards that will enhance livability and sustainability.

Policy 26.13.1: Encourage housing that supports sustainable development patterns by

promoting the efficient use of land, “green” housing design criteria, conservation of natural resources, easy access to public transit or other efficient modes of transportation, easy access to services and parks, resource efficient design and construction, and the use of renewable energy resources.

Policy 26.13.2: Foster flexibility in the division of land and the siting of buildings, and other improvements to reduce new development’s impacts on environmentally sensitive areas and resources.

Policy 26.13.3: Use resource efficient technologies “green building” and materials in housing construction that increase the useful life of new and existing housing.

Housing Choice

Mixed-use, mixed-income neighborhoods provide opportunities for a stimulating urban lifestyle. “Walkable” communities offer a variety of services, multiple housing options and diverse residents.

Objective 26.14: Expand opportunities for development of affordable housing to provide housing choices for various lifestyles and income levels including low and moderate income.

Policy 26.14.1: Support housing development by ensuring that City policies and procedures promote housing development and do not add unnecessary costs or regulatory barriers.

Policy 26.14.2: Coordinate all City housing functions more effectively by consolidating functions and providing more information to developers.

Policy 26.14.3: Continue collaboration among housing agencies such as Tampa Housing Authority, Housing Finance Authority, faith based organizations, Hillsborough County and state housing offices, not-for profits, and private developers to develop housing opportunities.

Policy 26.14.4: Review the Tampa building code and the manner in which it is administered to identify changes that would reduce the cost of housing while preserving safety.

Policy 26.14.5: Evaluate flexible building code standards for “green” home building to

promote environmentally sound development and lower maintenance and operating costs.

- Policy 26.14.6:** Support public awareness and education about housing opportunities. Establish a clearinghouse for ideas, best practices and information-sharing on housing issues and their impact on communities and individuals such as the USF collaborative efforts.
- Policy 26.14.7:** Use information technologies to connect nationwide with other housing advocates. Websites such as www.floridacred.org or www.floridahousing.org are great resources to get information about programs that exist to help affordable housing developers.
- Policy 26.14.8:** Continue to work with nonprofit partners to integrate very low-income housing units into predominantly market-rate housing projects.
- Policy 26.14.9:** Encourage regional approaches to providing affordable housing.
- Policy 26.14.10:** Achieve greater accountability in project decision timelines, outcomes, and costs through the request for proposals (RFP) processes.
- Policy 26.14.11:** Allow reduced parking requirements for housing where impacts are minimal.

Housing and Historic Neighborhoods

Objective 26.15: Preserve and enhance the unique identities and character of housing in vital or historic neighborhoods.

Policy 26.15.1: Conserve housing by restoring, rehabilitating, and maintaining existing sound housing as one method of conserving physical assets that contribute to a neighborhood's desired character.

Policy 26.15.2: Require owners, investors, and occupants, to be responsible for maintenance of the housing stock through code enforcement.

Policy 26.15.3: Encourage the adaptive reuse of existing buildings for residential use.

Policy 26.15.4: Encourage residents and home



owners to work with the Historic Preservation agencies to maintain older housing stock and culturally significant structures.

Policy 26.15.5: Encourage housing design that supports the conservation, enhancement, and continued vitality of areas of the City with special scenic, historic, architectural or cultural value.



Preservation of Existing Housing

Objective 26.16: Redevelopment of the housing stock in distressed and deteriorated neighborhoods.

Policy 26.16.1: Maintain housing quality by encouraging the revitalization of housing that exceeds minimum construction standards.

Policy 26.16.2: Ensure that owners, managers, and residents of rental property maintain the safety, durability, and livability of rental housing.

Policy 26.16.3: Protect housing from excessive off-site environmental impacts including pollution, noise, vibration, and odors, with landscaping and streetscape screenings.

Policy 26.16.4: Support stabilization programs that help people stay in their homes.

Policy 26.16.5: Expand the availability of financing mechanisms that enable middle-income households to buy and rehabilitate houses in existing Tampa neighborhoods.

Policy 26.16.6: Support public and private actions that improve the physical and social environment of areas that have experienced disinvestment in housing, that have a concentration of low-income households, or that lack infrastructure.

Policy 26.16.7: Continue to enhance the quality of the design of new infill residential development.



CHAPTER 4

Policy 26.16.8: Use Community Planning to stabilize neighborhoods by promoting: 1) a variety of homeownership and rental housing options; 2) security of housing tenure; and 3) opportunities for community interaction.

Policy 26.16.9: Promote housing opportunities that build a sense of community, civic involvement and neighborhood pride.

Policy 26.16.10: Encourage the retention of existing rental housing at rent levels affordable to area residents.

Special Needs Housing

City and State agencies and governmental programs support a range of services for low- and moderate-income renters, owners, new home buyers, and special needs residents.

Objective 26.17: Address demographic trends and the need to provide a range of housing choices with supportive services for special needs, vulnerable, aging population and the homeless.

Policy 26.17.1: Fair Housing - ensure freedom of choice in housing type, tenure, and neighborhood for all, regardless of race, color, age, gender, familial status, sexual orientation, religion, national origin, source of income or disability.

Policy 26.17.2: Support programs that increase opportunities for minorities, low-income people, and people in protected classes to gain access to housing throughout the region.

Policy 26.17.3: Prohibit discrimination in selling, renting, leasing, or subleasing residential real estate on the basis of an individual's race, color, age if over 18, gender, marital status, familial status, sexual orientation, religion, national origin, source of income, or disability.

Policy 26.17.4: Reduce barriers to the siting of housing for the elderly or people with disabilities at residential locations throughout the City that have access to needed social services and transit while recognizing that different populations have different needs.



- Policy 26.17.5:** Ensure the development of housing accessible to people with physical limitations, and the adaptation of existing homes to improve accessibility for people with disabilities.
- Policy 26.17.6:** In coordination with private organizations, develop permanent and transitional housing that is affordable for extremely low and very low income households and special needs populations.
- Policy 26.17.7:** Expand the supply of housing that is accessible for people with disabilities.
- Policy 26.17.8:** Enable people who are aging to remain in their own neighborhoods as their needs change by supporting shared housing, accessory dwellings, adult foster homes, and other assisted residential living arrangements.
- Policy 26.17.9:** Allow the City's housing to be adapted to enable households to remain in the same home or neighborhood throughout their different life cycles.
- Policy 26.17.10:** Housing Continuum - Ensure that a full range of housing from temporary shelters, to transitional, and to permanent housing for renters and owners is available, with appropriate supportive services for those who need them.
- Policy 26.17.11:** Plan for, and coordinate the provision of housing opportunities for households whose needs are not met with other housing agencies and service providers.
- Policy 26.17.12:** Promote the preservation and development of a sufficient supply of housing affordable to extremely low-income individuals and households with children in order to reduce or prevent homelessness.
- Policy 26.17.13:** Provide opportunities throughout the City for emergency shelters and transitional housing for people who are homeless.
- Objective 26.18:** Provide housing opportunities for the elderly, mentally disabled, physically disabled other special classes of persons, and other groups protected by the American Disabilities Act, in single, multiple or congregate living facilities.
- Policy 26.18.1:** Encourage through development incentives the establishment of congregate living facilities throughout the City, that are easily accessible to

medical services, transportation, and other necessary support systems, and comparable in density and physical character to that of surrounding residential uses.



- Policy 26.18.2:** Congregate living facilities (CLF) may be considered in any land-use plan category that permits residential uses. The maximum allowable number of beds shall be determined by the following, whichever is most beneficial:
1. Calculate maximum building square footage permitted by using the floor area ratio of the applicable FLU category; or
 2. Use the maximum bed count for a home-based/family care facility, as defined by State Law.

The State determines the maximum number of licensed beds in a CLF; however, that number shall not exceed the maximum as established via the aforementioned calculation methods.

Neighborhood Leadership

Objective 26.19: Support neighborhood leaders and organizations that actively represent the best interest of their neighborhoods.

- Policy 26.19.1:** Promote good neighbor relationships between housing developers and their neighbors.
- Policy 26.19.2:** Encourage CRA Leadership and neighborhood associations to participate in City council proceedings.

Policy 26.19.3: Provide opportunities for citizens to voice concerns in public forums.

Historic Resources Element

Historic Resources Overview

Of all the arts, architecture affects us the most. It is a mirror of culture, and frames most human activity. It tells us where we are and who we are as a people; it gives us our sense of place, an Identity.

Add to the word “architecture” that of historic landmark, whose definition includes “a building, a structure, an object or a location of architectural, historical, or archaeological significance to the City, State or nation...,” and you have the visible and touchable history that this element is all about.

We have to ask ourselves, “What visual memories do we have of the City of Tampa? Is it the Minarets, the older neighborhoods like Hyde Park, or is it the new Downtown buildings?” The point is that our older resources contribute to our sense of place, our sense of the City, as much as the new gleaming skyscrapers do.

The purpose of this element is to emphasize the importance of the preservation of the past in planning for the future development of the City of Tampa and to combine the requirements pertaining to historic resources into one easy to reference location.

Historic resources must be preserved throughout the City of Tampa, including the coastal planning area. The City of Tampa has taken significant steps to ensure the protection, preservation and/or sensitive reuse of historic resources with the adoption of an Historic Resources Element in the Tampa Comprehensive Plan and an Historic Preservation Ordinance.

HISTORY OF TAMPA

Local history and prehistory fall into a variety of eras. Historic preservation efforts can be organized around these eras or events. Louis Tesar, Historic Preservation Supervisor for the Bureau of Historic Preservation, in a paper published in the December 1987 issue of The Florida Anthropologist recommended the following organizational structure:

- Early Prehistoric (10,000 B.C. - 1,000 B.C.)
- Middle Prehistoric (1,000 B.C. - 1,000 A.D.)
- Late Prehistoric (A.D. 1,000 - 1513)
- Colonial (1513 - 1819)
- Early National (1819 - 1865)
- Turn of the Century (1865 - 1920)
- Boom, Depression and New Deal (1920 - 1940)
- World War II and After (1940 - present)

CHAPTER 4

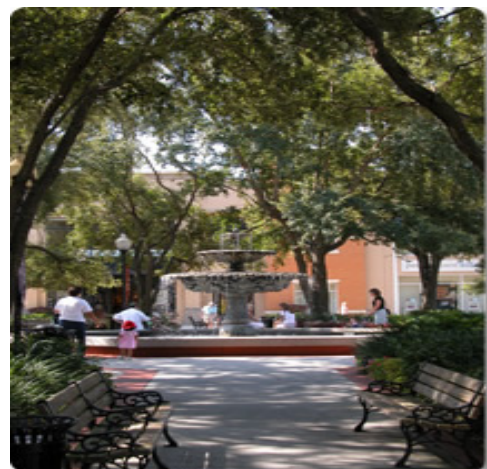
Tampa's identity as a City is shaped largely by the diversity and evolution of its architectural and landscape styles, dating from the 1880s to the present. Fortunately, some of the architectural heritage of every era remains as part of Tampa's civic treasury.

Tampa has been certified by the State of Florida as a local government that has met the criteria for administering federal and state historic preservation programs. Tampa's diverse history is reflected through historic structures. These structures display a variety of architectural detail and uses that collectively build distinct neighborhoods and cultural areas. Currently there are five National Register of Historic Places Districts and one National Landmark District; of which four are designated as City of Tampa Local Historic Districts. Each district has a period of historical significance, the time when most of the historic structures within the district were constructed. The structures that were constructed in this period and still retain their historic characteristics are classified as "contributing". Individual structures that have historic significance that are not located within an historic district are classified as landmark structures. The current National Register of Historic Places Districts are: Hampton Terrace, Hyde Park, Seminole Heights, Tampa Heights and West Tampa. Ybor City is a National Landmark District. The Local Historic Districts are Hyde Park, Seminole Heights, Tampa Heights and Ybor City.

Historic Resources Opportunities

"We need our buildings to hold our memories for us: It is just that simple. Our architecture - be it houses or churches or whole cities - store history, definitively, in a way that no library can. In our buildings, we can reach out and touch history. To lose Florida's historic architecture, either willfully or unwittingly, would be to lose our past. We can't afford that."

Beth Dunlop, author, [Florida's Vanishing Architecture](#).





Vision for Success

Urban Legacy: Tampa believes historic preservation of significant structures, features and landscapes contributes to its distinctive character, environment, culture, economy and the quality of neighborhoods. Tampa will be vibrant with well-preserved and appropriately used structures representing every era of the City's history. Quality of life will be enriched by an urban landscape that demonstrates the continuity and evolution of Tampa as a unique place rich in history.

Neighborhoods: Preservation and respectful urban design will reinforce the distinctive identities of Tampa's historic neighborhoods, including structures, landscapes and views.

Education: The City will be a living classroom that teaches Tampa's history and architecture to children and all others who want to learn.

Economic Development: By policies that link the values of historic preservation with economic development, Tampa will create jobs, stimulate related retail and services, generate tax revenues, and continue to be a prosperous business location and tourist destination.

Image: Well-preserved history will serve Tampa as an excellent public relations tool and a testament to citizens' commitment to their community.

- **Economy:** Tampa's strong economy in the early 2000's made possible significant public and private investment in the conservation, expansion and improvement of its architectural and landscape heritage. The City must consider the cyclical nature of the economy in terms of protecting, managing and maintaining its public assets.
- **Design Review:** Since 1989 the number of design review districts in Tampa increased from two to 5. Public awareness of design issues has increased.
- **Increase in Designations:** Since 1989, the city has designated 2,748 structures and four (4) historic districts as Tampa Landmarks by act of City Council.
- **Preservation Advocacy:** Advocacy for historic preservation has continued to grow, with some notable successes such as the rejuvenation of the old Jefferson High

School and Robert E. Lee Elementary, and the reuse of the Commerce Bank in Port Tampa City to a library.

- **New Development:** Development plans for the Westshore, Heritage and University Districts can extend the quality and character of Tampa's historic urban design features.
- **Neighborhood Infill:** As infill occurs, traditional and new urban design concepts can be incorporated into new development. This investment will support efforts to restore and maintain existing structures of significance.
- **Preservation Plan:** Tampa's Historic Preservation Plan should coordinate and direct Citywide preservation policies.
- **Profitable Preservation:** The economic viability of historic preservation is well established and can stimulate interest and support among property owners for reasonable controls.
- **Preserving Neighborhood Character:** The increasing need for a broader array of housing options requires a more diverse mix of residential types that are both affordable and complementary to neighborhood character. Conversely, pressure for development of larger houses in neighborhoods of traditionally smaller homes is a challenge to retaining historic neighborhood character and historically significant structures.
- **Establishing Context Sensitive Street Design:** Tampa's streets have been carrying more and more traffic. Typically, streets in existing neighborhoods cannot be widened without creating significant impacts on urban design elements such as sidewalks, bike facilities, street trees and landscaped medians. Balancing the needs for traffic capacity and urban design features remains a challenge.
- **Capitalizing on Reuse of Non-Residential Structures:** The redevelopment of economically obsolete non-residential structures of historical significance can be challenging. The City should coordinate with property owners to retain historically significant structures by providing preservation incentives to ensure that restoration is more profitable than demolition.
- **Undesignated structures:** Many buildings qualifying for landmark designation have not been designated due to owner indifference toward the program and competing development interests. By viewing historic preservation as a public/private partnership, the City can promote greater private participation.

- **Modern architecture:** The City should increase efforts to protect significant examples of architecture from the second half of the 20th century. Postwar era architecture transformed Tampa, in addition to other cities, towns and landscapes throughout the country. Neighborhoods and architectural styles developed after World War II are maturing, but are often not recognized by the public as being historically significant. These neighborhoods represent an important era in Tampa's mid-century growth and merit protection.

Historic Resources Goals, Objectives & Policies

Goal 27: Retain valued reminders of our past while developing valued historic resources for future generations.

Historic Preservation Planning

Objective 27.1: Preserve Tampa's historic resources.

Policy 27.1.1: Develop design guidelines for local historically-designated buildings, sites, structures, objects or districts.

Historic Neighborhoods Preservation

Policy 27.1.2: Support historic preservation in neighborhoods.

Policy 27.1.3: Conduct resource surveys in the development of community plans.

Policy 27.1.4: Use the community planning process to uncover an area's cultural values and take steps to honor their significance. These values may be historical associations such as the commemoration of an historical event or recognition of a traditional ethnic neighborhood.

Policy 27.1.5: Explore the preservation opportunities of post-World War II neighborhoods.

Public History Education

Goal 28: Educate the citizens about the City of Tampa's historical, architectural, and archaeological resources.



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Objective 28.1: Support increased public awareness of historic preservation through education and marketing.

Policy 28.1.1: Encourage partnerships among preservation organizations, including the Historic Preservation Commission, the Tampa Historical Society, the A.I.A. Heritage Committee, the Downtown



Tampa Partnership, Tampa Preservation Incorporated, the Florida Trust for Historic Preservation and neighborhood organizations.

Policy 28.1.2: Support efforts to educate Tampa residents on the importance of historic preservation, and the historic survey and designation process.

Policy 28.1.3: Continue to support student involvement to secure historic designation for Tampa's schools, including research, application preparation and public hearings.

Objective 28.2: Implement the recommendations of the Historic Preservation Commission in the identification of Tampa's historical, architectural and archaeological resources to promote an awareness of the City of Tampa's heritage. Continue to maintain and expand an inventory of buildings, structures, districts, sites, and objects significant in local, state, and national history, architecture and archaeology.

Policy 28.2.1: Provide a survey and evaluation program guided by an established workplan:

- The workplan may reflect plans to inventory and designate a certain number of landmarks and districts in the City of Tampa within a set period of time as is appropriate or as funding allows;
- The systematic survey of sites 50 years old or older should be pursued as funding allows. The eligibility of a substantial number of post-World War II sites makes an aggressive survey process necessary;
- The workplan should be designed so that the local survey inventory system and the data it produces are compatible with the Statewide Inventory System, i.e., the Florida Master Site File; and
- The workplan should also reflect provisions for archaeological surveys indicating specific site surveys, not in a particular timeframe, but in order of their importance, should funds become available.

Goal 29: Recognize Tampa’s historical, architectural, and archaeological resources in order to promote an appreciation of the City of Tampa’s heritage.



Objective 29.1: Continue support for the Architectural Review Commission (ARC) to preserve and improve the historic landmarks and Local Historic Districts in the City of Tampa. This Commission will oversee this process for the entire City with the exception of the Ybor City Historic District, which has its own Architectural Review Board -- the Barrio Latino Commission (BLC).

Policy 29.1.1: Funding for the completion and inventory of historic resources should continue to be sought from State and Federal grants and from foundations and private historic associations.

Goal 30: Protect and preserve Tampa’s historical, architectural, and archaeological resources.

Objective 30.1: The City will continue to protect and preserve the City of Tampa’s historical resources.

Policy 30.1.1: Protect the character of the historic districts by adopting Land Development regulations within the designated boundaries and along the periphery of the districts that ensures that new development does not adversely affect the integrity of the historic resource.

Policy 30.1.2: Review development requests that may have an adverse affect on the historic character of the historic district, building, site or object, including those requests along the periphery of an historic district due to the fact that development that is in close proximity to historic resources and is incompatible with those resources can have a negative impact on the historic integrity of the resource.



Policy 30.1.3: Protect the original urban design

principles of the historic districts by ensuring that the historic grid including streets, alleys and right of ways, are preserved in form and function.



Policy 30.1.4: Promote the use of alleys for vehicular access to accessory buildings by adopting transportation standards that enable property owners to develop in a manner consistent with historic districts.

Policy 30.1.5: Ensure that the character of the historic districts is preserved by encouraging primary and secondary building placement that is consistent with the historic references of the district.

Policy 30.1.6: Protect the integrity of the historic district that requires that the number of stories of new development and building placement of primary and accessory buildings within an historic district is historically-referenced within the district.

Policy 30.1.7: The City shall develop standards that allow for the use of an Historic Preservation Standard in the City's Transportation Standards in reference to encroachments on historic buildings and in historic districts. The standard will be used to enable the preservation, rehabilitation and reconstruction of historic encroachments, such as balconies, canopies, signs and character-defining appurtenances in order to maintain and ensure the historic character of the resources.

Policy 30.1.8: The Historic Preservation Commission, Architectural Review Commission and Barrio Latino Commission should continue to meet the standards of the State of Florida for Certified Local Government status.

Policy 30.1.9: The Architectural Review Commission shall review all applications for alterations, demolition, relocation, and new construction in historic districts and for rehabilitation, demolition, relocation or additions to individually designated landmarks or historic sites. In the Ybor City historic district where this process is under the jurisdiction of the Barrio Latino Commission, the Barrio Latino Commission shall issue Certificates of Appropriateness prior to the City of Tampa's issuance of a building permit, if the work meets its design standards.

- Policy 30.1.10:** The Historic Preservation Commission shall develop, maintain and periodically upgrade local district design standards.
- Policy 30.1.11:** These standards shall be based on the U.S. Secretary of the Interior’s “Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings,” and should be geared specifically to local building characteristics of that particular district.
- Policy 30.1.12:** Note that the Secretary’s Standards and Guidelines are used as a basis for the development of neighborhood design standards by Certified Local Governments (CLGs) in order to qualify as CLGs.
- Policy 30.1.13:** The City shall develop standards that allow for the use of an Historic Preservation Standard in the City’s code enforcement codes. This standard can be used to ensure the preservation of historic structures through the prevention of the passive demolition of historic structures through neglect and can be incorporated into the City of Tampa codes by reference.
- Objective 30.2:** The City should continue to research incentives for the adaptive and sensitive use of historic properties.
- Policy 30.2.1:** The Historic Preservation Commission should recommend revisions to the City of Tampa’s Code, as necessary, so that historic preservation may help both to revive distressed neighborhoods and to prolong the useful life of individual historic structures.
- Policy 30.2.2:** The Architectural Review Commission and Barrio Latino Commission shall continue to review requests for Certificates of Appropriateness for historical structures on a case by case basis and utilize the new procedures adopted for historic resources in the City of Tampa Code.
- Policy 30.2.3:** The City should initiate incentives for the adaptive use of historic structures by:
- Supporting the effort of private non-profit organizations to raise funds for the preservation of historic properties and to assist in the redevelopment of Historic Properties;
 - Coordinating with private local preservation groups and the Florida Trust for Historic Preservation in acquiring funding for preservation-related initiatives;
 - Promoting community awareness of the advantages of the federal

investment tax credits for rehabilitation of historic properties, as well as federal income and estate tax deductions for charitable contributions of partial interest in real property (land and buildings), commonly called “easement donations”;

- Advising prospective property owners and developers about the advantages of the local Ad Valorem Tax Exemption Program for historic structures and of the federal tax credits for rehabilitation of income-producing historic properties;
- Encouraging the use of Community Development Block Grants and Urban Development Action Grants and other federal grant programs to further the adaptive use of historic structures and to stimulate reuse in historic districts; and
- Pursuing other appropriate mechanisms.

Objective 30.3: Continue to alert the Historic Preservation Commission staff of the potential destruction of historical, architectural, or archaeological resources in the City of Tampa.

Policy 30.3.1: In order to alert the Historic Preservation Commission about the potential destruction of historic landmarks, HPC staff, in coordination with the Land Development Coordination Office, should participate in the review functions of the City’s Development Review Committee for site plans, Comprehensive Plan amendments and Developments of Regional Impact (DRIs).

Objective 30.4: The City shall continue to protect, preserve or use archaeological sites as permitted by the Historic Resources Element and the local Historic Preservation Ordinance.

Policy 30.4.1: The City should continue to permit variances for non-safety related setback requirements and site planning requirements in order to accommodate historic structures or sites within a proposed development.

Policy 30.4.2: Known historic or archaeological sites shall be shown on site plans submitted for building permits and/or rezoning.



Policy 30.4.3: The Historic Preservation Commission should give priority to the completion of inventories for historic or archaeological sites within the coastal planning.



Policy 30.4.4: The City shall seek the advice of the Historic Preservation Commission for appropriate management of donated historic or archaeological sites, historic artifacts or significant excavated materials it is unable to retain.

Policy 30.4.5: As an alternative to preserving on site known historic or archaeological resources, the property owner may allow excavation of the site by the Division of Historic Resources or their approved alternate prior to development. Should a site be scientifically excavated, then development may proceed without preserving the site.

Objective 30.5: Continue to implement internal coordination mechanisms among City Departments and agencies in order to facilitate the preservation of historical records.

Policy 30.5.1: The Historic Preservation Commission shall work in coordination with the City of Tampa's Archives Program, which is identifying and preserving the City of Tampa's documentary heritage. This information shall be made available to the public.

Goal 31: Develop tools, mechanisms, strategies and plans for the reuse and preservation of Tampa's historic resources.

Objective 31.1: The City should continue to seek funding to help stimulate the reuse of inner City historic structures through: identification of barriers to their preservation; strategies for reuse; regulatory and financial incentives for reuse; establishment of funding sources as loan guarantees to aid in the reuse of historic properties; data collection and conceptual



architectural design; cost estimating and financial analysis and marketing of these resources.



- Policy 31.1.1:** The City should continue to find the means to encourage the reuse of historic structures by utilizing the recommendations of community preservation groups, where appropriate and feasible.
- Policy 31.1.2:** The City should continue to develop appropriate financial and policy incentives that will help stimulate reuse and preservation of historic structures. Incentives include, but are not limited to, the implementation of a revolving loan fund program, the implementation and regular evaluation of the City's historic building code standards, transfer of development rights for eligible historic properties and/or a loan guarantee program.
- Policy 31.1.3:** The City should prepare marketing brochures, and other materials for building owners, tenant recruitment and potential developers in order to stimulate reuse of historic properties.
- Policy 31.1.4:** The City should coordinate with community preservation groups and non-profit corporations to initiate, facilitate and, if necessary, joint venture in the reuse of historic buildings.
- Policy 31.1.5:** The City shall continue to administer the City of Tampa Historic Preservation Ad Valorem Tax Exemption Program and Interstate Historic Preservation Trust Fund loan and grant programs as incentives to rehabilitation.
- Policy 31.1.6:** In order to formalize the City's historic resources inventory, the City, in conjunction with the Historic Preservation Commission should develop a Tampa Register of Historic Places. The Register which will be updated on an ongoing basis, will include, but not be limited to, all local properties which the HPC determines meet the criteria for listing.
- Objective 31.2:** The City should employ Conservation Overlay Districts as a mechanism to protect special areas of historic, architectural and/or cultural signifi-

cance to the City's heritage where historic districts are unfeasible.

Policy 31.2.1: The City shall develop generalized guidelines to promote the existing spatial and visual qualities in the district (for example, height, scale, orientation, spacing, site coverage, setback and/or exterior features).

Policy 31.2.2: The City shall continue to use a public involvement process for the designation of Conservation Overlay Districts which incorporates substantial public participation and input.

Policy 31.2.3: The City shall develop criteria for designation to the Conservation Overlay District Areas.

Parks, Recreation, and Open Space Element

Recreation and physical activity are important components in fighting and preventing childhood obesity. According to the National Institutes of Health, childhood obesity has reached epidemic proportion in the United States. The percentage of elementary school children considered obese in the United States has doubled since 1980, from 7% to 14%. Health impacts associated with childhood obesity are: high blood pressure, high cholesterol, type II diabetes, sleep apnea, and respiratory conditions such as asthma. There are psychological effects related to obesity such as feelings of inadequacy, low self-esteem, and embarrassment caused by peer teasing. Contributing factors include replacement of physical play time with computerized play, increased television viewing, readily available fast foods, and large portion prepackaged foods. One way to help prevent obesity and make physical activity attractive to overweight and obese children is to provide recreational facilities within a safe walking and biking distance. Such facilities should include varied and challenging facilities and activities that provide opportunities for overweight or obese children to actively participate without fear of being taunted or embarrassed by their peers. To encourage efforts to prevent obesity (especially among children), it is recommended that we focus on physical activity. The recommendations include encouraging children to: participate in team sports at school or within the community; enroll in structured activities such as gymnastics, tennis, and martial arts; encourage free play; join in neighborhood recreation programs; and take part in noncompetitive lifetime physical activities such as walking, biking, hiking, and dancing.

Institute of Medicine, 2004, 2006

Overview

The City's parks, open space, trails, and recreation facilities play an important role in the physical, mental, social, and environmental health of the City. They strengthen the body and assist in maintaining physical well-being. They provide the visual relief and relaxation that refreshes and restores the frame of mind. They create opportunities for personal interaction and provide alternatives to crime. They improve air quality, reduce urban runoff, and decrease the effects of urban heat islands.

Tampa provides four categories of recreation for residents and visitors, which may be grouped together or located in stand alone facilities. These four categories of recreation, which include facilities and programs, constitute Tampa's municipal park and recreation system.

- **Population-based** facilities and services are located in close proximity to residential development and are intended to serve the daily needs of the neighborhood and community. When possible, they adjoin schools in order to share facilities, and ideally are within walking distance of the residences within their service area.
- **Resource-based** parks are located at, or centered on, notable natural or man-made features (beaches, habitat systems, lakes, historic sites, and cultural facilities) and are intended to serve the Citywide population, as well as visitors.
- **Natural open space** is City-owned land located throughout the City consisting of natural landforms. This open space is intended to preserve and protect native plants and animals, while providing public access and enjoyment by the use of hiking, biking, and equestrian trails.
- **Amenity-based** recreation facilities are golf courses, dog parks, skate parks, tennis courts, amphitheaters and other similar type facilities that are not necessarily population based, but are strategically placed to serve the needs of several communities.

Parks, recreation and open space are not isolated components of the Livable City. They are interconnected, in varying degrees to other elements of the Comprehensive Plan. The “Sustainable Environment” Chapter provides additional policies for protecting and preserving our recreational natural resources and open space. The “Structuring Growth for Livability” Chapter recognizes the opportunities that park and recreation facilities provide toward creation of safe and walkable communities, distinctive neighborhoods, and significant public spaces and civic architecture. The “Our Neighborhoods” Chapter reinforces the importance of recreation as a quality of life factor that needs to be integrated into communities. The “Sustainable Infrastructure” chapter links the recreation value associated with mobility policies for development of a pedestrian master plan and a trails master plan.



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Tampa definitions for ‘park’ and ‘open space’ vary according to the context in which the terms are used. For purposes of this goal, designated open space and parks are those areas of the City that are identified in adopted land use plans as open space or parks. As such, these areas include population and resource-based parks, open space with natural or cultural value, and areas identified in land use plans that may not contain natural or cultural characteristics, but instead function to provide a land use buffer, visual relief, or similar purpose.

The City has traditionally used a citywide level of service (LOS) standard for parkland acreage. Phase I of the Parks and Recreation Master Plan examined the level of service policy and used three types of calculations in the analysis:

1. Acreage LOS is typically expressed as the number of parkland acres/1000 population.
2. Facilities LOS is typically expressed as the number of people served by one facility (e.g. tennis court/200 people). The City uses the local facility guidelines as a sub-LOS measurement.
3. Access LOS, also known as “Service Area”, is typically expressed as the distance served by a particular type of facility (e.g. ½ mile service radius for a neighborhood park). The City has sub-LOS level service radii criteria for Neighborhood and Major Parks.

During the development of the Phase I Parks and Recreation Master Plan, it was determined that the City could anticipate and plan for future park and facility needs using planning districts or a similar system. This would facilitate analysis at a more localized level and could incorporate past and future population growth trends by location.

The City will initiate a transition study in conjunction with the Phase II of the Parks and Recreation Master Plan which will establish a Local Level of Service Guideline (LLOGS). The LLOGS will delineate planning districts and criteria for LLOS calculation and a make-up for the amount and types of facilities each district should provide. The transition study, with a completion goal of 3-5 years, will enable the City to more effectively provide park and recreation services to residents in all areas.

Parks, Recreation, and Open Space Opportunities



Tampa's environment, its coastal location, subtropical climate, and diverse topography, increase demands for facilities, but also provides more opportunities to address those demands. This element has been developed to take advantage of the City's natural environment, to build upon existing recreation facilities and services, and to adapt to future recreation needs. To accomplish this, the objectives and policies address a diversity of recreation opportunities, preservation of existing facilities, the accessibility of facilities and services, cooperative efforts to attain parkland and facilities, open space and resource-based parks, and guidelines for park and recreation facilities.

Goal 32: The Land - Provide adequate land in an equitably distributed manner to meet public recreation space needs. As the City becomes more densely developed, there is increasing pressure to utilize parkland as a component to a private development or as a location for an alternative provider of parks and recreation or social services.

Objective 32.1: To ensure that the City has adequate parkland to accommodate existing and future demands.

Policy 32.1.1: The level of service for neighborhood parks shall be two acres of neighborhood parkland for each thousand residents. Neighborhood parks may also include Mini Parks, Development District Parks, and improved linear parks that provide neighborhood park amenities as outlined on the Minimum Facilities Matrix.

Policy 32.1.2: The level of service for major parks shall be 2.3 acres of major (community or district) parkland for each 1,000 residents. Major parks will include Resource-based Parks.

Policy 32.1.3: The City will meet demand for regional parkland by providing 20 acres of regional parks per thousand residents through sites in Hillsborough County.

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- Policy 32.1.4:** Special and indoor facilities will continue to be provided by the City of Tampa to meet public needs.
- Policy 32.1.5:** No parkland shall be diverted to other uses except in instances of overriding public interest, in which case it will be effectively replaced by the recipient with like parkland that can provide a similar function as the parkland being diverted. Parkland shall not be used as a subsidy.
- Policy 32.1.6:** Open space is a key component for a high quality of life in an urban environment. The City will update the inventory of open space and work to develop appropriate performance incentives for providing open space as a component of private development to insure that it continues to be a significant piece of the urban fabric, a contribution to the quality of life for residents, and a functional space for the planting of trees that can grow to their mature size in order to increase the overall tree canopy coverage for the City.
- Policy 32.1.7:** In order to ensure that the allocation of parklands are equitably distributed, the City of Tampa shall give high priority in developing its park system based on a service radius calculation (e.g., Neighborhood = ½ to 1 mile, Major = 3 miles, and Regional parkland has a service radius of the jurisdictional limits of Hillsborough County).
- Policy 32.1.8:** The City will evaluate the requirement of a fee in lieu for park sites that are less than 5 acres in size. This money will then be used towards the purchase of larger sites or the expansion of existing sites. Priority will be given to adjacent neighborhood needs.
- Policy 32.1.9:** The City will evaluate the existing policy and further define the requirement and amount of a fee in lieu for park sites fulfilling the requirement for providing major parks as a result of growth. The funds will be used for the purchase of major parkland.
- Policy 32.1.10:** The City shall continue and enhance the use of subdivision reviews, DRIs, planned developments, and other mechanisms to provide recreation and green/open space. The City will study appropriate regulations for sub-DRI scaled projects.

- Policy 32.1.11:** The City shall continue to pursue multiple-use opportunities on City-owned lands and use the results to provide for future neighborhood recreation needs.
- Policy 32.1.12:** The City shall maintain and/or improve the existing recreation lands and encourage the dedication of properties for recreation uses through appropriate performance incentives and other methods.
- Policy 32.1.13:** The City shall coordinate with the School Board to provide parkland adjacent to new school sites, where feasible. Co-location needs to provide for public access after school hours and have equal participation with both parties.
- Policy 32.1.14:** The City shall examine the feasibility of utilizing former school sites for potential park use
- Policy 32.1.15:** The City will conduct a Transition Study to establish a local level of surface based on community-based planning districts to evaluate capacity and facility needs. The study has a completion goal of 3-5 years.
- Policy 32.1.16:** The Transition Study will investigate strategies for private development participation to address deficiencies in these planning districts through performance incentives and other methods.

Open Space and Aesthetics

- Objective 32.2:** Establish and preserve an appropriate open space system to protect public health, safety and welfare, and assure retention of aesthetic and environmental amenities.
- Policy 32.2.1:** The City shall extend public facilities (including utilities) into undeveloped areas only when the planned role of open space in overall development has been clearly described.
- Policy 32.2.2:** The City shall discourage development, within or adjacent to unique natural areas, where such activity will have significant detrimental effects. The City will examine the need for additional protection for these areas throughout the development process.

Tree Canopy

Objective 32.3: Mature tree canopy is a vital community and environmental asset that is appreciated and desired by residents in new and established neighborhoods alike. The protection and supplementation of this tree canopy is a necessity in order to sustain the resource and maintain the environmental benefits, such as cooler temperatures, that the mature canopy provides.

Policy 32.3.1: The City will provide 800 trees annually to preserve and augment the community's canopy and sustainability.

Policy 32.3.2: The City shall implement the recommendations from the Tree Canopy Analysis to serve as a valuable management tool in retaining optimum tree cover in Tampa.

Policy 32.3.3: The City shall continue to promote the City's Tree and Landscape Ordinance as a key element in retention and provision of private plant materials to support sustainable development principles of tree preservation, and minimal impact to the existing site resources.

Policy 32.3.4: The City shall consider the community's street trees as infrastructure and all efforts will be made to preserve and protect these trees as a community and private property asset.

Policy 32.3.5: Public/private beautification efforts on public property shall continue, but only when private maintenance agreements have been executed.

Policy 32.3.6: The City shall require provision of open space in the private development process through various performance incentives and tools, including but not limited to form-based zoning, cluster zoning, planned development review, dedication of easements for public access, and on-site transfer of development rights.

Land Stewardship

Objective 32.4: The City will strive to utilize best practices for land stewardship and management. The proper management of parklands, especially those



that are environmentally sensitive, is an ongoing challenge. Proper stewardship requires long range planning, beyond basic park maintenance.

- Policy 32.4.1:** The City shall develop management plans for all properties acquired through the ELAPP and state acquisition programs. These management plans shall provide for the conservation and protection of the natural resources of the site per the management goals and objectives of the acquisition program utilized for purchase.
- Policy 32.4.2:** Suitable open spaces shall be minimally developed and supplied with furnishings, (benches, picnic tables, etc); shaded public use and enjoyment where appropriate by means of annual funding of all Capital Improvement Programs in accordance with the Minimum Standard Matrix Improvements Schedule through 2025.
- Policy 32.4.3:** Open space demonstrating unique natural features, scenic vistas, and/or cultural, historic and archaeological resources shall be publicly accessible, where such access is specifically provided within a management plan for each site.
- Policy 32.4.4:** Development of leisure facilities in environmentally sensitive open spaces, after review and compliance with City ordinances during the Plan Review Process, shall be compatible and be allowed only if environmental quality is maintained or enhanced.

Facilities and Programming

- Objective 32.5:** Provide and maintain diverse parks, recreation facilities and activities of high quality for all residents, emphasizing facilities and programming that is tailored to the needs of the specific community.
- Policy 32.5.1:** The City shall evaluate the existing Local Facilities Guidelines (LFG) in order to provide facilities and programs that are consistent with the needs and interests of the changing population. The existing LFG will continue to be used until the evaluation and recommended changes are implemented in conjunction with the Transition Study and Phase II of the Parks and Recreation Master Plan.

Existing Local Facilities Guidelines

- One baseball field per 6,000 residents aged 5 – 19
- One softball field per 3,000 residents aged 15 – 34
- One tennis court per 2,000 residents aged 9 – 70
- One football/soccer field per 10,000 residents aged 5 - 34
- One handball/racquetball court per 10,000 residents aged 9 - 59
- One supervised playground per 1,000 residents aged 5 – 14
- One gymnasium for each quadrant of the City to serve the 9 - 59 age group (to augment public availability, the City shall continue cooperation with private and other public providers in order to serve the 9-59 age group)
- 450 square feet of swimming pool water surface per thousand residents of all ages
- One community center per 25,000 residents of all ages, with all residents to be within two miles of a center
- One boat ramp per 15,000 residents
- 0.2 acres of beach per 1,000 residents

Policy 32.5.2: The City shall continue and expand the use of cooperative agreements with public and private schools, surrounding jurisdictions, non-profit agencies, churches and the private sector to assure facilities for active indoor opportunities year-round.

Policy 32.5.3: The City shall hold a biennial workshop which will provide for neighborhood participation and input into the provision of neighborhood park and recreational needs. Results of these workshops shall be incorporated into programs designed for improving the quality of the services provided by the parks and recreation department.

Parks Improvements

Objective 32.6: The City shall improve all existing recreation sites in accordance with the Minimum Standard Matrix by 2025.

Policy 32.6.1: The City shall continue use of the “Minimum Standards Matrix” in order to equitably correct existing facility deficiencies.

Policy 32.6.2: The City shall allocate sufficient funds to adequately supervise and maintain existing parks and recreational facilities in order to protect the public investment.

Policy 32.6.3: The City shall reassess the ability of existing sites and facilities to meet

the changing needs of the population to be served at least every 10 years.

Policy 32.6.4: The City shall give high priority to public safety at park and recreation sites.



Accessibility

Objective 32.7: Accessibility to parks and recreation facilities for all residents has been a priority for the department for several years. The City will continue this effort and will make 100% of all recreational sites Americans with Disabilities Act (ADA) accessible by 2025.

Policy 32.7.1: The City shall centrally locate new park and recreation facilities in the area to be served whenever possible.

Policy 32.7.2: The City shall coordinate present and future recreation sites with existing and planned transportation systems (including transit-routes).

Policy 32.7.3: The City shall provide for bicycle and pedestrian access to parks and recreational facilities, especially in the case of neighborhood-serving sites.

Policy 32.7.4: Safe bicycle and pedestrian access to parks, recreation and other sites shall be coordinated between the Parks and Recreation Department and the Transportation Division of Public Works.

Policy 32.7.5: The City shall include accessibility for all (elderly, handicapped, and economically disadvantaged others with special mobility needs) as a design criteria for new facilities and shall “retrofit” all existing sites by 2025.

Objective 32.8: The City shall provide and develop public beach and waterfront facilities and access sufficient to meet the needs of residents and visitors by the year 2025.

Policy 32.8.1: The City shall give priority to acquiring vacant waterfront parcels

through fee simple purchase or other alternatives including, but not limited to, conservation easements, transfer of development rights, and post acquisition disposition mechanisms.

Policy 32.8.2: The City shall continue to ensure careful consideration of vacating petitions involving dead-end roads on the riverfront or waterfront and begin evaluating them on a case-by-case basis for passive, open space, stormwater retention and controlled access for specific development.

Policy 32.8.3: The City shall renovate and expand the current inventory of public marina facilities in order to meet established demand.

Policy 32.8.4: The City shall continue water-based recreation programming, with emphasis on both swimming and non-swimming activities.

Public Awareness

Objective 32.9: The City shall continue and expand efforts to assure public awareness of park and recreational programs and facilities throughout the life of the Plan.

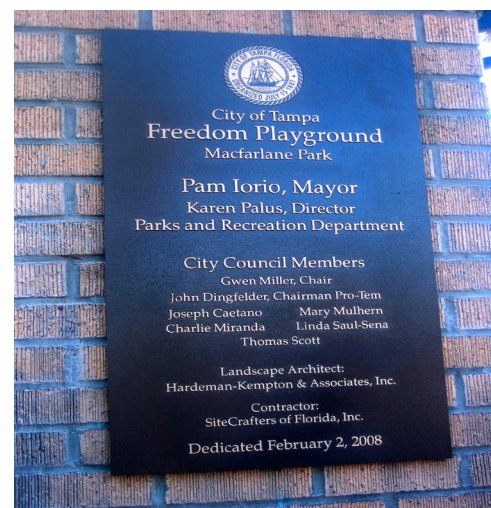
Policy 32.9.1: The City shall develop a combined annual events calendar with the dual aim of enhancing citizen awareness of planned events and identifying sponsorship opportunities.

Policy 32.9.2: The City shall conduct a regular “User Preference and Assessment Survey” to obtain feedback on programs offered and identify unmet resident and visitor demand.

Funding

Goal 33: Develop new funding sources for the maintenance and expansion of Parks and Recreation facilities and make use of all available funding sources in the provision of quality recreation and open space opportunities.

Objective 33.1: The City shall apply annually for at least two outside funding sources, including fees and charges, to aug-



ment existing General Fund sources through 2025.

Policy 33.1.1: The City shall continue use of the Florida Recreation Development Assistance Program (FRDAP), Land and Water Conservation Fund (LWCF), and other potential sources of grant funding.



Policy 33.1.2: The City will continue to update a written Fee Policy to guide future decision making on what services will and will not be subject to user fees.

Policy 33.1.3: Upon renewal of concession arrangements managed by the Parks and Recreation department, the department shall be investigating ways to increase revenue yield and heighten public use and enjoyment of such services. The department shall continue to maintain control over all concession contracts for which it is responsible.

Capital Planning

Objective 33.2: The Parks and Recreation Department shall prepare and maintain a five-year Capital Improvement Program.

Policy 33.2.1: All acquisitions of and physical improvements to park and recreational facilities expected to cost more than \$200,000 shall be included in the five-year Capital Improvement Plan.

Policy 33.2.2: Projects included in the Capital Improvement Program shall be arrayed in rank order, with relative priority being determined by:

- Public safety
- Protection of the City's investments
- Upgrading and replacement of existing sites, and
- Need for new facilities and expansion

Policy 33.2.3: A separate list of ranked leisure project needs shall be maintained by the department to supplement the Capital Improvement Program and to take advantage of unexpected or specialized funding opportunities.

Policy 33.2.4: The City shall recognize the significant role leisure provision plays in economic prosperity of the community.

- Policy 33.2.5:** Open Space recreational areas shall be used as incentives for redevelopment in deteriorating or underutilized areas of the City by giving priority to projects in targeted growth areas as outlined in the Plan, in eligible Community Development Block Grant program areas, and in Community Redevelopment Areas (CRA).
- Policy 33.2.6:** Providing parkland and open space areas in neighborhood and district redevelopment plans shall be a priority in the development of CRA Strategic Plans and Neighborhood Plans.

Greenways

The City has an adopted Greenways and Trails Master Plan which outlines the overall proposed trail system for Tampa. The plan describes Greenways, which are Bayshore Boulevard, South Tampa, Davis Islands, Hillsborough River, West Tampa, New Tampa and MacKay Bay. These Greenways are designed to link parks, nature reserves, cultural and historic sites, and waterfront areas to provide for continuous access by bicyclists, pedestrians and others as an opportunity for an alternative means of transportation and as a linear recreational opportunity with connections to neighboring state and regional trail systems in Hillsborough, Pinellas and Pasco counties. Connecting cultural, commercial, recreation, educational, and other sites with residential areas is an important, if not an essential component of a livable City. Tampa ranks lower than most municipalities in bicycle and pedestrian safety, further emphasizing the pressing need for safe, alternative connections for citizens to use and enjoy.

- Objective 33.3:** By 2025, create a greenways corridor to provide continuous access along the Hillsborough Riverfront with connection to downtown Tampa.
- Policy 33.3.1:** Utilizing the Tampa Greenways and Trails Master Plan, the City will develop an interconnected bicycle and pedestrian pathway and open space system along the river corridors to link existing parklands and recreational areas, where appropriate.
- Objective 33.4:** By 2025, expand the greenways corridor to include a coordinated system of greenways throughout the City and along the City's waterfront areas.
- Policy 33.4.1:** Seek funding opportunities for acquisition, development and maintenance of sites for greenway corridors.

- Policy 33.4.2:** Provide recreation and transportation access improvements as adopted in the “Tampa Greenways and Trails Master Plan” where practicable and feasible.
- Policy 33.4.3:** Provide a greenway around McKay Bay and connect up with the Downtown area.
- Policy 33.4.4:** Utilize future parkland and open space acquisition opportunities to connect the City’s existing parkland and open space into a coordinated system.
- Policy 33.4.5:** Utilize future parkland and open space opportunities to connect the City’s greenways with the County greenway system.
- Policy 33.4.6:** Provide a Greenway from the Gandy Bridge to Picnic Island.
- Policy 33.4.7:** Provide a Greenway/Bike Trail from Al Lopez Park to Ben T. Davis Park.
- Policy 33.4.8:** Provide a Greenway along Bruce B. Downs Boulevard and connect into the state property and the Hillsborough County Bike Trail along Bruce B. Downs Boulevard.
- Policy 33.4.9:** Provide a Greenway from Picnic Island to Downtown.



Public School Facilities Element

Public School Facilities Overview

The School District of Hillsborough County (SDHC) provides public school facilities throughout the City and the remainder of Hillsborough County. The goals, objectives and policies of this Public School Facilities Element were developed in collaboration with the School District, Hillsborough County, Plant City and Temple Terrace. This element was developed with the assistance of, and as a model for the Department of Community Affairs.

Consistent with Section 163.3177(12)(g), Florida Statutes, the Public School Facilities Element includes future conditions maps showing existing and anticipated schools over the five-year and long-term planning periods. Maps in the back of this chapter depict existing and anticipated elementary, middle and high schools over the five-year, ten-year and twenty-year planning timeframes.

Public School Facilities Challenges

Adoption of state school concurrency requirements by the legislature in 2005 led to the selection of SDHC to develop a model for school concurrency. The local governments and the school district have addressed some of the most difficult challenges as part of that process, working together to develop common policies that address the unique needs of different areas of the County. As the City and other jurisdictions in Hillsborough County implement school concurrency, they will face additional challenges, including:

- **Securing adequate school sites to accommodate increased enrollment in infill areas.** With insufficient land to accommodate projected residential growth in the City, the school district will have increasing difficulty competing for and acquiring adequate school sites to accommodate growth. This will require a coordinated effort on the parts of the City and the school district to work assemble land and design schools on smaller sites.
- **Maintaining consistency between school elements.** As each jurisdiction encounters different challenges, there will be the tendency



for local governments to modify their school facilities elements in different ways. While distinctions should be recognized, ongoing coordination will be required to ensure that the plans support statutory requirements for uniform levels of service.

Public School Facility Goals Objectives and Policies

Coordinate and Maintain High Quality Education

Goal 34: The City of Tampa (the City) shall coordinate with the School Board of Hillsborough County (the School Board) to ensure public school facilities are of the highest quality and meet the needs of the City’s existing and future population.

Population Projections

Objective 34.1: The Hillsborough County Council of Governments (COG), together with representatives of the Planning Commission shall meet annually in a joint workshop to coordinate and base their local government comprehensive plans and school facility plans on consistent projections.

Policy 34.1.1: The City and the School Board shall coordinate and base their plans on consistent projections, including population projections that are developed in coordination with the Planning Commission, and student enrollment projections (district- wide and by concurrency service areas) that are developed by the School Board with the agreement of the Florida Office of Educational Facilities. The School Board’s student enrollment projections shall consider the impacts of development trends.

Growth and Development Trends

Objective 34.2: The Hillsborough County Council of Governments (COG), together with representatives of the Planning Commission shall meet annually in a joint workshop to report growth and development trends.

Policy 34.2.1: The City, with the assistance of the Planning Commission, shall report on growth and development trends within the City to the School Board. The School Board will use the information to distribute student enrollment by concurrency service area to make the most efficient use of public school facilities.

Policy 34.2.2: At the time of adoption of the Public School Facilities Element, each lo-

cal government within Hillsborough County shall produce a report of projects not subject to school concurrency. The report shall include the type, number and location of residential units that have received subdivision or site plan approval.

School Facility Siting and Availability

Objective 34.3: The City shall support the School District in its effort to provide for, locate and expand public schools in a coordinated manner ensuring the planning, construction, and opening of educational facilities are coordinated in time and place, concurrent with necessary services and infrastructure and ensuring compatibility and consistency with the Comprehensive Plan.

Policy 34.3.1: The City will coordinate with the School Board to assure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plans. Pursuant to Section 1013.33, Florida Statutes, the City will consider each site plan as it relates to environmental, health, safety and welfare concerns, as well as the effects on adjacent property. In addition the City will develop with the School Board mutually acceptable guidelines for the selection of future school sites including, but not limited to, aspects related to:

- Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs which promote the City's development and redevelopment objectives and are deemed beneficial for joint-uses, as identified by the School Board and the City; and
- Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility.

Policy 34.3.2: Public schools may be considered in any future land use plan category except the Environmentally Sensitive Area category.

Policy 34.3.3: The City shall assist the School Board to determine appropriate sites for schools by identifying sites that could be used as a potential catalyst or leverage for redevelopment efforts in the surrounding area.

Policy 34.3.4: Development and redevelopment of school sites shall be minimally disruptive as possible to adjacent areas. In order to achieve this, the City shall assess the potential impacts of these uses on the physical development pattern and the character of the surrounding area, and require mit-

igation of negative off-site impacts, consistent with the provisions of the *Tampa Comprehensive Plan*.



School Siting Procedures

- Policy 34.3.5:** Per state statutes the Hillsborough County School Board is required to notify applicable municipalities at least 60 days prior to acquiring or leasing property that may be used for a new public educational facility. The City shall notify the board within 45 days if the site proposed for acquisition or lease is consistent with the land use categories and policies of the comprehensive plan.
- Policy 34.3.6:** The City and other appropriate agencies shall review the Hillsborough County School Board’s proposed educational facilities and site plans, and the off site impacts for consistency with the local comprehensive plan and land development regulations.
- Policy 34.3.7:** The City shall evaluate proposals for new schools and expansions to existing schools to determine that capacity within the public facility systems is available concurrent with the impacts of development. Public facilities include sewer, potable water, solid waste, recreation and open space, stormwater drainage and transportation.
- Policy 34.3.8:** The City and School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.
- Policy 34.3.9:** The City shall evaluate proposals for new schools and expansions to existing schools to determine that impacts to the natural environment have been minimized and mitigated.
- Policy 34.3.10:** The City shall evaluate proposals for new schools and expansions to existing schools to determine that capacity within the public safety systems including police, fire, emergency medical services is available concurrent with the impacts of development.

CHAPTER 4

Policy 34.3.11: The City shall review proposed school sites shall include the Land Development Coordination Department and the Traffic Engineering Department to ensure that impacts on the transportation system are adequately planned for in advance of school construction.

Enhance Community Design

Objective 34.4: The City shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities so they serve as community focal points and so they are compatible with surrounding land uses.

Policy 34.4.1: The City shall coordinate with the School Board in order to provide consistency between the City's comprehensive plan and public school facilities programs, such as:

- Greater efficiency for the School Board and the City by the placing of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
- Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
- The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and,
- The expansion and rehabilitation of existing schools so as to support neighborhoods and redevelopment.

Policy 34.4.2: The School Board, as one of the largest holder of historic resources within the County, shall preserve, maintain and continue to use historic schools. Where continued use is not feasible, every effort should be made to provide for the adaptive reuse of these locally significant historic buildings.

Compatibility

Policy 34.4.3: Ensure that adjacent neighborhoods have the opportunity to provide input into the school redevelopment and siting process.

Policy 34.4.4: In the planning, siting, land acquisition, development, or renovation of school facilities, elementary schools should be located and used as focal points for the neighborhood in which they are located.

Policy 34.4.5: The City shall afford School Board representatives the opportunity to review and comment on proposed developments adjacent to schools.

Shared Use and Co-location

Policy 34.4.6: The City and School Board shall continue to create opportunities for the shared-use and co-location of school sites and City facilities with similar facility needs, such as libraries, parks and recreation facilities, and health care facilities.

Bicycle and Pedestrian Access

Policy 34.4.7: The City shall work with the MPO and the School Board to identify safety improvements adjacent and contiguous to school facilities.

Policy 34.4.8: In the planning, siting, land acquisition, development, or renovation of school facilities, the City of Tampa and the Hillsborough County School Board shall ensure safe access from neighborhoods to schools, including the application of the Safe Paths to Schools Program administered by the Florida Department of Transportation.

Policy 34.4.9: The City, in coordination with the School Board, shall implement the following strategies:

- New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;
- For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks (complete, unobstructed, continuous with a minimum width of 5 feet) along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;
- In order to ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year;
- Evaluate school zones to consider safe crossing of children along major roadways, including prioritize areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but

poor pedestrian and bicycle access, and needed safety improvements; and

- Coordination with the MPO Long Range Transportation Plans to ensure funding for safe access to schools including: development of sidewalk inventories and the list of priority projects coordinated with the School Board.

Policy 34.4.10: Where appropriate the City of Tampa shall provide bike lockers and/or properly designed and constructed bicycle racks at major destinations (i.e., business districts, parks, schools, libraries, retail/commercial areas) and major transit connections (i.e., park & ride lots, commuter centers).

Emergency Shelters

Policy 34.4.11: The City will coordinate with the School Board and the County on efforts to build new school facilities, and facility rehabilitation and expansions, to be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

Land Use and School Facility Coordination

Objective 34.5: Manage the timing of new development to coordinate with adequate school capacity, as determined by the School District of Hillsborough County.

Policy 34.5.1: The City shall take into consideration the School Board comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments as provided for in s. 163.3177(6)(a), F.S, and developments of regional impact as provided in 380.06, F.S.

Policy 34.5.2: Where capacity will not be available to serve students from the property seeking a land use change or development of regional impact approval, the City will coordinate with the School Board to ensure adequate capacity is planned and funded to accommodate the future students or that the applicant has provided adequate mitigation to offset inadequacies in anticipated school capacity. Where feasible, in conjunction with the plan amendment early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board's long range facilities plans over the 5-year, 10-year and 20-year periods shall be amended to reflect the needs created by the land use plan amendment.

Policy 34.5.3: Manage the timing of new development to coordinate with adequate school capacity, as determined by the School Board of Hillsborough County.



Implement Public School Concurrency

Goal 35: The City shall assure the future availability of public school facilities to serve new development consistent with the adopted level of service standards. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny comprehensive plan amendments, rezonings or other development orders that generate students and impact the City's school system. The City shall provide and maintain, in a timely and efficient manner, adequate public facilities for both existing and future populations, consistent with available financial resources.

Level of Service Standards

Objective 35.1: The City, through its implementation of the concurrency management system, shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service (LOS) standards within the period covered by the 5-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the School Board, and the local governments within Hillsborough County.

Policy 35.1.1: The LOS standards set forth herein shall be applied consistently by all the local governments within Hillsborough County and by the School Board district-wide to all schools of the same type.

Policy 35.1.2: The uniform, district-wide level-of service standards are initially set using the Florida Inventory of School Houses (FISH) capacity formulas identified in the Capital Improvements Element, at the following levels

Table 3. Level of Service Standards

TYPE OF SCHOOL	LEVEL OF SERVICE STANDARD
▪ Elementary	▪ 100% of permanent FISH capacity*
▪ Middle	▪ 100% of permanent FISH capacity*
▪ K-8	▪ 100% of permanent FISH capacity*
▪ High	▪ 100% of permanent FISH capacity*
▪ Special purpose	▪ 100% of permanent FISH capacity*

**As adjusted by the school board annually to account for measurable programmatic changes. "Measurable programmatic changes" mean changes to the operation of a school that has consistent and measurable capacity impact including, but not limited to, double sessions, floating teachers, year-long schools and special educational programs.*

Policy 35.1.3: If there is a consensus to amend any level of service, it shall be accomplished by the execution of an amendment to the Interlocal Agreements for School Facilities Planning and Siting by all parties and the adoption of amendments to the County’s and each City’s comprehensive plan. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreements are fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the 5-year schedule of capital improvements.

Policy 35.1.4: In the event that a designated concurrency service areas (CSA) cannot meet the adopted level of service within the 5 year period covered in the Facilities Work Plan as specified above, that CSA will be identified through a plan amendment as a backlog facilities and an interim standards will be developed and will apply. The level of service standard within these designated areas, over the period covered by the 10-year schedule of improvements, will be improved to the district-wide standard.

School Concurrency Service Areas

Objective 35.2: The City shall establish School Concurrency Service Areas, as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standards.

Policy 35.2.1: The School Concurrency Service Areas (CSAs) for the City shall be co-

terminous with the school attendance zones for elementary, middle and high schools as shown on Maps 7, 8 and 9 incorporated in the data and analysis of the PSFE. For special schools and charter schools, the concurrency service area shall be district-wide.

- Policy 35.2.2:** Future amendments to the CSAs, other than periodic adjustments to school attendance zones, may be accomplished by the School Board only after review and comment by the local governments within Hillsborough County, as provided, for in the Interlocal Agreement for School Facilities Planning and Siting. However, if there is agreement to amend the concurrency service area to establish boundaries other than those that are coterminous with school attendance zones, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and by the amendment to the comprehensive plan. The amended concurrency service area shall not be effective until the amended Interlocal Agreement is fully executed and comprehensive plan amendments are in effect. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible.
- Policy 35.2.3:** Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards, taking into account minimizing transportation costs, limiting maximum student travel times, the effect of desegregation plans, achieving socio-economic, racial and cultural diversity objectives, and recognizing the capacity commitments resulting from the local governments' within Hillsborough County's development approvals for the CSA and for contiguous CSAs.
- Policy 35.2.4:** Concurrency service areas shall be designed so that the adopted level of service will be able to be achieved and maintained within the five years of the capital facilities plan, and so that the 5-year schedule of capital improvements is financially feasible. Plan amendments are required for changes to the concurrency service area other than modifications to school attendance zones.
- Policy 35.2.5:** Local school capacity will be protected, by limiting new development from adjacent concurrency service areas from taking capacity if the school's enrollment plus capacity reserved through school concurrency agreements/certificates is 95% or greater of FISH capacity. Capacity im-

provements within the first 3 years of the School District's Work Plan as described in this element must also be included when determining the actual capacity of a school.

Process for School Concurrency Implementation

Objective 35.3: In coordination with the School Board, the City will establish a joint process for implementation of school concurrency which includes applicability and capacity determination and availability standards, and school capacity methods. The City shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy 35.3.1: The issuance of final subdivision and site plan approvals for residential development shall be subject to the availability of adequate school capacity required by Section 163.3180(13)(e) and the maintenance of adopted Level of Service (LOS) standards.

Applicability Standards

Policy 35.3.2: School concurrency applies only to residential development or a phase of residential development requiring a subdivision plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the PSFE.

Policy 35.3.3: The following residential development shall be considered exempt from the school concurrency requirements:

- Single family lots of record having received final subdivision plat approval prior to the effective date of the PSFE, or single family subdivision plats actively being reviewed at the time of adoption of the PSFE that have received preliminary subdivision approval and/or subdivision construction plan approval and there is no lapse in the development approval status.
- Multi-family residential development having received final site development plan approval prior to the effective date of the PSFE, or multi-family site development plans actively being reviewed at the time of adoption of the PSFE that have received preliminary site development plan approval and/or site development construction plan approval and there is no lapse in the development approval status.

- Amendments to residential development approvals, which were previously approved prior to the effective date of the PSFE, and which do not increase the number of students generated by the development based on the student generation rates for each school type.
- Age restricted 55 plus developments that are subject to deed restrictions prohibiting the permanent occupancy of a resident under the age of fifty five (55). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years.
- Group quarters that do not generate students, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Capacity Determination Standards

Policy 35.3.4: The City will amend its Concurrency Ordinance to establish the application procedures and process for evaluating school capacity and making concurrency determinations.

Policy 35.3.5: The City may approve a concurrency determination application earlier in the approval process, such as at the time of preliminary subdivision, preliminary site plan approval or development agreement authorized by s. 163.3220 – 163.3243, if requested by the applicant. The City shall consider the School Board’s findings and recommendations on concurrency determinations, allocations of capacity, and appropriate mitigation including proportionate share mitigation commitments.

Policy 35.3.6: The School Board shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the affected CSA consistent with the adopted LOS standard.

- Adequate school capacity is the circumstance where there is sufficient school capacity, based on adopted LOS standards, to accommodate the demand created by a proposed development.
- The School Board’s findings and recommendations shall address whether adequate capacity exists for each level of school, based on the level of service standards, or if adequate capacity does not exist, whether appropriate mitigation can be accepted.
- If mitigation can be accepted, the School Board’s findings shall identify the accepted form of mitigation that is consistent with the policies set forth herein.

- The City will issue a concurrency determination based on the School Board written findings and recommendations.

Policy 35.3.7: The School Board shall determine whether there is adequate capacity to accommodate a proposed development based on the level of service standards.

Availability Standard

Policy 35.3.8: The City shall approve a subdivision plat or site plan for residential development when:

- The School Board's findings indicate adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan for each level of school;
- Adequate school facilities are available in an adjacent CSA and the impacts of development shall be shifted to that area, and when reviewing development, new development from adjacent CSA's cannot take capacity if the school's enrollment is 95% or greater of FISH capacity; or
- The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site development plan, as provided in the Proportionate Share Mitigation Objective and supporting policies.

Policy 35.3.9: In evaluating a subdivision plat or site development plan for concurrency, programmed improvements in years 1-3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis provided that the School District has identified a suitable site (pursuant to the terms of the Interlocal Agreement) to construct the project and that the programmed improvement will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site development plan. Any relevant programmed improvements for which a suitable site has not been identified by the School District (pursuant to the terms of the Interlocal Agreement) or will not be in place or under construction within the first 3 years of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. The School Board may use relocatable classrooms to provide temporary capacity

while funded schools or school expansions are being constructed.

Proportionate Share Mitigation

Objective 35.4: The City shall provide for mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School Board’s financially feasible Work Program.

Policy 35.4.1: Mitigation shall be allowed for those developments that cannot meet the adopted level of service standards. Mitigation options shall include options listed below for which the School District assumes operational responsibility through incorporation in the adopted School Board’s financially feasible Work Program and which will maintain adopted level of service standards.

- The donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities created by the proposed development;
- The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or an adjacent concurrency service area;
- Establishment of a Charter School with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF) and consistent with the School District of Hillsborough County’s Prototype Educational Specifications in use at the time of construction; and
- Establishment of an Educational Benefit District.

Policy 35.4.2: Mitigation must be directed toward a permanent capacity improvement identified in the School Board’s financially feasible Work Program, which satisfies the deficiencies created by the proposed development consistent with the adopted level of service standards. Relocatable classrooms will not be accepted as mitigation. In no event, shall an improvement be smaller in size than a single classroom. Type 2 Modular Units shall not be considered relocatables for the purpose of proportionate share mitigation.

Policy 35.4.3: Mitigation shall not be required when the adopted level of service cannot be met in a particular concurrency service area if the needed capacity for the development is available in one or more contiguous concurrency

service areas and the impacts of the development shall be shifted to that concurrency service area provided that impacts may not be shifted if the adjacent school's enrollment plus capacity reserved through school concurrency agreements/certificates is 95% or greater of FISH capacity. Capacity improvements within the first 3 years of the School District's Work Plan as described in this element must also be included when determining the actual capacity of a school. Where more than one concurrency service area is available to accommodate student impacts, the School Board shall evaluate how the impacts of that development shall be shifted. Measures to maximize capacity including modifications to concurrency service areas in lieu of shifting development impacts can be considered.

Goal 36: Concurrency Service Areas which are not adjacent to each other in any physical location but are separated by a major water body (e.g. Tampa Bay, Hillsborough Bay) are not considered to be "adjacent" or "contiguous" for the purpose of "shifting" the impacts of new development pursuant to this Element and the Interlocal Agreement.

Policy 36.1.1: Mitigation shall be directed to projects on the School Board's financially feasible Work Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its Work Program during the next scheduled update to the Facilities Work Program.

Policy 36.1.2: The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following: multiplying the number of deficient students stations needed to serve the development by the State average costs per student station at the time of construction (pursuant to Chapter 1013.64 FS) for each school type. The State average cost per student station includes school facility construction costs, contract costs, legal and administrative costs, fees of architects and engineers, furniture and equipment and site improvement costs. It does not include the cost of land purchase or lease, extraordinary site preparation costs, hurricane hardening of structures and off-site infrastructure costs that are

typically borne by the school district, that may be necessary to serve the school. Costs for these items shall be included as part of the proportionate share calculations as appropriate. Pursuant to Section 163.3180(13)(e)(2), F.S., the applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

Policy 36.1.3: At the time of initial adoption of this element, the student generation rates are those found in the Comprehensive Impact Fee Study June 2004. The student generation rates shall be reviewed periodically in conjunction with a review of the School Impact Fee in order to maintain consistency when calculating the impacts of new residential developments on school facilities. Professionally accepted methodologies and current housing & and population data will be used to review the generation rates.

Policy 36.1.4: The provision that limits shifting the impacts of developments to adjacent concurrency service areas (CSA) in cases where the receiving CSA is at or exceeds 95% of capacity shall be reviewed within 2 years of the effective date of school concurrency within all jurisdictions. A committee that includes the various stakeholders will be included in this review process to determine the impacts of the provision.

Monitoring and Evaluation of Public Schools Facilities Element

Goal 37: The City shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

Objective 37.1: On an ongoing basis, the Planning Commission shall evaluate the comprehensive plan with the public facilities plans of the school boards in an effort to ensure consistency with the comprehensive plan.

Policy 37.1.1: The City and the School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element shall occur prior to December 1st of each year.

