

SCOPE OF SERVICES

City of Tampa

Future Land Use Assessment

Project Overview

The purpose of this study is to provide an analysis of the Future Land Use (“FLU”) categories in the City of Tampa Comprehensive Plan (the “Plan”) and associated policy provisions that provide a bonus, incentive, or targeted outcomes above the FLU category in the Plan. The consultant should answer the question “How can the existing FLU Categories be enhanced?” and “Are the land use categories helping the City achieve its vision and goals?” The consultant should consider the population projections, growth through the year 2045, and the City’s affordable housing goals. The study shall examine the effectiveness of the associated policy provisions and provide recommendations to address the overall structure of the FLU categories.

Project Objective

The consultant is encouraged to provide creative, out of the box solutions to address the below study objectives:

1. Land Use Category Matrix
 - a. Review the current structure of the Land Use Category Matrix of the FLU Categories in the Tampa Comprehensive Plan as it pertains to the density and intensity ranges and the bonus structure to achieve the maximum for each category.
 - b. The consultant should define any gaps in existing Future Land Use categories that may improve the range of density and intensity options and identify missing or needed categories, new ranges of density and intensity, or new categories that will enhance the City’s ability to achieve its vision and goals. The consultant shall review the existing Future Land Use category density and intensity options and ranges with a focus on affordable housing and the promotion of mixed-use.
 - c. Analyze the Ybor Historic District provision for increased density/intensity which allows for utilization of the maximum floor area ratio (FAR) or density by right and provide a recommendation if this is still appropriate.
 - d. The consultant shall also provide a recommendation on an improvement to targeted bonuses within the categories.
2. Analyze and recommend changes to the following “policy provisions,” which can be grouped into three categories.
 - a. Form: Mixed-Use Corridors, Urban Villages, Employment Centers.
 - i. Mixed-Use Corridors: The Plan has identified “mixed-use centers and corridors” with corresponding FLU designations and policy direction that guide development in these areas of the City. The mixed-use FLU designations are generally located along arterials and collectors. The consultant shall review the “Mixed-Use Policy Study for the City of Tampa” produced by Planning Commission staff in 2021.

- ii. Urban Villages: These areas are located within the Central Tampa Planning District and were defined in the 1998 adopted Comprehensive Plan. The boundaries of the Urban Villages typically align with Community Redevelopment Area (CRA) boundaries.
 - iii. Employment Centers: The Plan has identified three employment centers, the Central Business District (Downtown Tampa), Westshore, and the University of South Florida.
 - iv. The consultant should analyze these policy provisions and recommend enhancements to the language to provide distinct guidance regarding the intended function, character, growth, and development pattern. In areas where the policy provisions compete, how can the Plan provide clearer guidance on the outcome of the area? Can the policy provisions be streamlined to be more user friendly?
 - b. Bonuses: CBD Periphery Bonus, Seminole Heights Node Bonus
 - i. Seminole Heights Node Bonus: Are the nodes effective at focusing redevelopment and infill development to specific nodes and corridors and achieving the desired density and intensity in those areas? Should the specific nodes be revisited, and should some possibly be removed?
 - ii. CBD Periphery Bonus: Is the CBD Periphery Bonus still needed or is there another tool that might be more effective? Is there another mechanism to promote higher density around the CBD?
- 3. Historic Preservation: There is currently a potential disconnect between FLU density/intensity allowances and Historic Preservation policies. How can the Plan promote growth while preserving the historic context of the historic districts? An example is the Residential-83 FLU present in the Tampa Heights Historic District, which calls for an intensity that may be incompatible with the historic context of the area.
- 4. Examine the five Planning Districts and how these should be utilized. Should Planning Districts be tailored for “growth” or “change”? Explore the policy implications of this.

Scope of Work

The following tasks may be accomplished concurrently.

Task 1: Project Work Plan

- Scope of Work and schedule
 - Monthly project meetings with Planning Commission staff are expected
 - All PowerPoint presentations from the consultant shall be shared and retained with Planning Commission staff
 - Outreach will be conducted through the Planning Commission project page
- Kickoff meeting with Consultant, Planning Commission staff and City of Tampa staff to discuss the project

Task 2: Existing Plan and Research Review

- Review of existing policies and aspects of the Tampa Comprehensive Plan as directed by staff

- Staff will provide rezoning cases and plan amendments to the consultant to provide the interpretation of the policy provisions within the geographic areas
- Consultant shall conduct a strengths, weaknesses, and opportunities analysis of the existing policy provisions
- Review of best practices research and data compiled by staff and the relevant documents and reports from the “Transforming Tampa’s Tomorrow” (“T3”) advisory teams
- Review results of previous outreach efforts (summarized by staff in executive summary format) and draft vision plan
- The Consultant shall generally understand how the City of Tampa Land Development Code implements the Tampa Comprehensive Plan. The Consultant will conduct 1-2 interviews as needed with City of Tampa staff to achieve this understanding.
- One workshop to the Planning Commission highlighting what the consultant has learned from the review of existing documents and the scope of the Study
- Memo highlighting what the consultant has learned from review of existing documents and Scope of the study to be shared with City Council

Task 3: Report Recommendations

- Consultant shall provide a detailed outline (temperature check) of the recommendation topics to Planning Commission staff to make sure the project is moving in the right direction. Detailed outline shall be shared with the Planning Commission and Tampa City Council as updates throughout the process
- Planning Commission staff will review the outline to prioritize the recommendations and determine the level of detail and focus for each recommendation based on priorities and will set a road map moving forward. The consultant shall provide an initial recommendation about what aspects would have the greatest impact in enhancing the Comprehensive Plan
- Provide Planning Commission staff with four rounds of a draft report with specific recommendations and rationales to address Project Objectives 1-4
 - A determination of the level of detail for each recommendation will be made as part of the prior phase. Recommendations will be related to the Comprehensive Plan, unless the consultant identifies another solution that could be beneficial. The recommendations should provide enough direction for staff to draft policy and changes to the Plan. Each recommendation should include a rationale and where applicable, specify the current objective or policy in question
- PowerPoint presentation outlining the recommendations and rationales
- Meeting with Planning Commission staff, City of Tampa staff, and additional stakeholders to review the recommendations

Task 4: Report Refinement and Finalization

- Presentations to the Planning Commission and Tampa City Council on the recommendations
 - One workshop/briefing with the Planning Commission
 - One presentation to Tampa City Council
 - *Individual briefings ahead of the presentation to Tampa City Council are expected*

Timeline

There is an anticipated 6-month timeline for this project. It is anticipated that the final report shall be delivered to staff by October 1, 2022. All work shall conclude by December 31, 2022. Planning Commission staff and project consultant staff will hold regularly scheduled meetings to check-in and update throughout the study timeline.

Budget

Project expenditures are not to exceed \$100,000, with \$75,000 billed before September 1, 2022. Procurement will be conducted by the Hillsborough County City-County Planning Commission.