
Tampa Comprehensive Plan Update
Response to DCA Objections, Recommendations and Comments (ORC) Report

Summary of Proposed Responses
Working Draft

Prepared by the City of Tampa
Land Development and Coordination Division
January 8, 2008 (updated)

Preface

This report contains a summary of the proposed response to the Department of Community Affairs' Objections, Recommendations and Comments Report (ORC) for the Tampa Comprehensive Plan Update. The information in this report is intended to provide readers with a quick overview of the response. The report is not intended to replace the Response to the ORC Report.

The Response to the ORC Report should be consulted for specific responses, policy changes or additional explanation.

Summary
Tampa Comprehensive Plan Update
DCA Objections, Recommendations and Comments (ORC) Report

| Obj # | Summary of DCA Objections | Summary of City Response |
|------------|---|---|
| (1) | <p><u>Adaptive Reuse</u></p> <ul style="list-style-type: none"> Revise Policy 15.1.8 to clearly define the term “adaptive reuse” and include in the Policy criteria by which properties can meet the adaptive reuse designation. Revise the Plan to include a definition section that clearly defines important, key terms that are used in the various elements of the Plan. | <ul style="list-style-type: none"> Policy 15.1.8 was revised to be consistent with the criteria outlined in the Chapter 27. |
| (2) | <p><u>Port Master Plan</u></p> <ul style="list-style-type: none"> Revise Objective 19.2 and associated policies regarding the Plan’s objectives and related policies regarding coordination with the Tampa Port Authority’s Port Master Plan to incorporate the most recently updated Port Master Plan that was adopted in July 2008. | <ul style="list-style-type: none"> Additional coordination with the Port is required. The City will process a plan amendment by December 1, 2009 to address the objection. |
| (3) (4) | <p><u>Military Base Compatibility & Noise Attenuation Standards</u></p> <ul style="list-style-type: none"> Establish standards, criteria and guidelines to achieve compatibility of land uses with the AFB. Limit density and intensity in the APZ I and II, and prohibit development in the Clear Zone. Depict the Clear Zone, APZ zone I and II, and noise contours on the Future Land Use Map. Include standards for noise attenuation for development in noise contours. | <p>Clarified policies -</p> <ul style="list-style-type: none"> Retain civilian terms (i.e., MacDill Flight Path) Clear Zone, MacDill Flight Paths and Noise Contours will be shown on FLUM Prohibit vertical development in Clear Zone. New development to attenuate for noise consistent with Federal guidelines for airport planning (CF 14 Part 150) By December 1, 2009, FLUM will be amended to reflect new noise contour areas depicted in 2008 AICUZ Study Added a new policy stating that City will continue to provide information it receives from MacDill AFB to the public. |

Summary
Tampa Comprehensive Plan Update
DCA Objections, Recommendations and Comments (ORC) Report

| Obj # | Summary of DCA Objections | Summary of City Response |
|-------|--|--|
| (5) | <p><u>Tampa International Airport Land Use Compatibility</u></p> <ul style="list-style-type: none"> • Include policies, guidelines and standards that ensure development in the vicinity of all airports are compatible with the functions and activities of the airport as required by State Law. | <ul style="list-style-type: none"> • Provided clarification regarding the Plan’s policies and the M-AP plan category. • Added a new policy calling for continued coordination between the City and the Aviation Authority to achieve land use compatibility in accordance with Chapter 333, F.S. |
| (6) | <p><u>Concurrency Management</u></p> <ul style="list-style-type: none"> • Revise the Plan to require that transportation facilities needed to serve new development shall be in place or under actual construction within three years after the local government approves a building permit or its functional equivalent that results in traffic generation. • Include a policy that incorporates the language of Section 163.3180(2)(a), F.S., regarding the availability of water supplies. | <ul style="list-style-type: none"> • Policy 20.1.1 was modified to reflect the basic statutory requirements for concurrency consistent with Chapter 163.3180, F.S. |
| (7) | <p><u>Future Land Use Map Classifications</u></p> <ul style="list-style-type: none"> • Define non-residential uses that can be permitted under the “neighborhood serving non-residential uses and special” uses allowed in those categories. • Define the “area wide” mix of uses, as identified in the mixed use categories • Revise the plan categories to establish minimum residential densities to ensure development of a compact urban form that discourages urban sprawl. | <ul style="list-style-type: none"> • Examples of neighborhood serving non-residential uses and special uses are listed for each of the plan categories, where they are permitted. • The “area wide” term is defined as “city-wide”. • Current land use patterns and market trends to not yet justify the establishment of “across-the-board” minimum densities for all plan categories throughout the City. |

Summary
Tampa Comprehensive Plan Update
DCA Objections, Recommendations and Comments (ORC) Report

| Obj # | Summary of DCA Objections | Summary of City Response |
|-------|---------------------------|--------------------------|
|-------|---------------------------|--------------------------|

| | | |
|------|--|---|
| (8) | <p>House Bill 697 (Energy Efficiency)</p> <ul style="list-style-type: none"> • Incorporate strategies demonstrating that the land use plan discourages urban sprawl and promotes energy-efficient patterns • Depict on the Future Land Use Map the existing and future electric power generation and transmission systems . • Incorporate transportation strategies and alternative modes of travel to address reduction in greenhouse gas emissions from the transportation sector • Incorporate conservation strategies to address the protection of factors that affect energy conservation and that conservation areas be mapped on the Future Land Use Map • Incorporate housing strategies for energy efficiency in the design and construction of new housing | <ul style="list-style-type: none"> • Attachment A includes a crosswalk of the plan’s policies in relation to the requirements of House Bill 697. |
| (9) | <p>Rural Estates – 5 Plan Category</p> <ul style="list-style-type: none"> • Do not adopt the RE-5 future land use category because it promotes urban sprawl. • Revise the category to be consistent with the County’s Agricultural 1 unit per 10 acres plan category to ensure that rural agricultural lands that are annexed into the City are not converted to low intensity, low density, and single use development in excess of demonstrated need | <ul style="list-style-type: none"> • The Rural Estates-5 Plan Category was withdrawn and replaced with a new plan category Rural Estates – 10 Plan Category. The RE-10 is consistent with Hillsborough County’s plan category, which the parcels are currently designate. |
| (10) | <p>Affordable Housing</p> <ul style="list-style-type: none"> • Revise Objective 26.14 to be specific and measurable with respect to the provision of affordable housing. • Revise Policies 26.14.1 through 26.14.10 to include meaningful and predictable guidelines and standards to be implemented regarding affordable housing in order to achieve the objective. • The revised policies must identify adequate sites and distribution of housing for very-low income, low-income and moderate-income households based on | <ul style="list-style-type: none"> • Explained that the objective and policy questions raised by DCA staff are addressed in Objective 26.8 not Objective 26.14. Included the appropriate policies for DCA staff review. • Revised Objective 26.8 to include the target of 21,156 affordable housing units by 2025 as indicated in the Housing background section. |

Summary
Tampa Comprehensive Plan Update
DCA Objections, Recommendations and Comments (ORC) Report

| Obj # | Summary of DCA Objections | Summary of City Response |
|--------------|--|---|
| | the best available data and analysis and the City’s housing needs assessment. | |
| (11) (12) | <p>Wetlands and Riverine Systems</p> <ul style="list-style-type: none"> • Revise the wetland polices to include meaningful and predictable guidelines and standards that will ensure the protection and restoration of wetlands. • Define significant wetlands and riverine systems • Include guidelines and standards to ensure that no encroachment into their 100-year flood plain. • Include standards and criteria to guide development within the 100-year floodplains so that their functions will be protected. | <ul style="list-style-type: none"> • Objective 38.9.1 and its associated policies were withdrawn and replaced with policies from the existing plan related to the protection of wetlands and riverine systems. • The existing policies contained guidelines and standards which were more in line with DCA staff’s recommendations. |
| (13) | <p>Plan Amendments in the Coastal High Hazard Area</p> <ul style="list-style-type: none"> • Revise Policy 41.1.6 to delete the exception that allows an increase in residential density in the CHHA. Density increases in the CHHA are only allowed consistent with 163.3178(9)(a), F.S. | <ul style="list-style-type: none"> • Policy 41.1.6 has been withdrawn. |
| (14) | <p>Roadway LOS Standard</p> <ul style="list-style-type: none"> • Clearly define and identify the City’s roadways that are classified as the “needs network” and/or constrained facilities. • Establish roadway LOS standards for the City’s needs network roads, and constrained roads consistent with the standard established by the FDOT. | <ul style="list-style-type: none"> • Policy 46.3.1 and Policy 60.4.2c.1 was revised to reflect the level of service standard for City roads is LOS “D”. |

Summary
Tampa Comprehensive Plan Update
DCA Objections, Recommendations and Comments (ORC) Report

| Obj # | Summary of DCA Objections | Summary of City Response |
|-------|---------------------------|--------------------------|
|-------|---------------------------|--------------------------|

| | | |
|------|--|--|
| (15) | <p>Transportation Concurrency Exception Area</p> <ul style="list-style-type: none"> • Adopt a clear approach for implementing long-term strategies to support and fund mobility within the designated exception area, including alternative modes of transportation. • Adopt strategies that will be used to incorporate projects and establish clear provisions for the funding and availability of mobility projects to support development within the TCEA and improve mobility. | <ul style="list-style-type: none"> • An introduction describing the TCEA strategy was inserted before Objective 46.4. • A new policy (46.4.1) requires that the TCEA be mapped on the Future Land Use Map. • Policies 46.4.5 – 46.4.9 were revised to clarify the relation of the TCEA sub-districts and review requirements to the overall Vision of the plan. • Added a new policy (46.4.15) indicating that the City will amend its development regulations by July 1, 2010 to implement land use, urban design and transportation concurrency requirements outline in the Plan. • All of the policies were renumbered. • The initial strike-out and underline format was very confusing, so the response withdraws policies 46.4.1 – 46.1.16 and replaces them with the revisions shown. • A crosswalk showing how the Plan addresses the mobility, urban design, mitigation requirements required by Statute is shown in Appendix C. |
| (16) | <p>Constrained Roadway Table (Page 368)</p> <p>Revise the Constrained Roadway table to reflect LOS standards on State facilities consistent with Rule 14-94, F.A.C.</p> | <ul style="list-style-type: none"> • The Table shown on Page 368 was modified. According to FDOT, there are 3 SIS connectors and 1 SIS facility on the table that cannot be classified as “constrained.” These 4 facilities are removed from the list. |

Summary
Tampa Comprehensive Plan Update
DCA Objections, Recommendations and Comments (ORC) Report

| Obj # | Summary of DCA Objections | Summary of City Response |
|-------|---------------------------|--------------------------|
|-------|---------------------------|--------------------------|

| | | |
|------|---|---|
| (17) | <p>Strategic Intermodal System LOS Table (Page 369)</p> <ul style="list-style-type: none"> Revise The Table on Page 369 to provide clear, meaningful descriptions regarding levels of service standards for SIS, FIHS, and TRIP facilities, as well as all roads within the City. Identify and define in the plan, the High Transit Level of Service Corridors and the constrained and deficient corridors and identify the specific level of service standards for these corridor types. | <ul style="list-style-type: none"> The Table shown on Page 369 was withdrawn and replaced with the Table from Rule 14-94, Florida Administrative Code (F.A.C) establishing Level of Service Standards for State facilities. |
| (18) | <p>Maps / Data & Analysis Base Year</p> <p>Revise the maps and associated data and analysis to reflect the current planning timeframe the maps represent and provide the updated maps.</p> | <ul style="list-style-type: none"> Explained that the base year for the Plan is 2005, consistent with the Evaluation and Appraisal Report. All maps, tables, data and analysis include the 2005 base year and the 2010, 2015 and 2025 planning timeframes. |
| (19) | <p>Capital Improvements Element</p> <ul style="list-style-type: none"> Update the 5-year schedule to cover the required five years Show projects on the schedule in a manner that will allow the identification of their location in the community. Clearly state funding sources and define abbreviations. Provide revenues and expenditures for every funding source Demonstrate adequate funding in each source to pay for the improvements. Items shown on the schedule to the overall projected capital improvement needs of the City should be provided. | <ul style="list-style-type: none"> The Capital Improvements Schedule and background information was out of date and contained errors. It was replaced by updated FY09 – FY14 information that addresses the questions raised by DCA Staff The revised information is contained in Appendix B. |
| (20) | <p>Policy 46.4.8 – Plan Consistency</p> <ul style="list-style-type: none"> Policy 46.4.9 allows development that is inconsistent with the City’s Comprehensive plan provided they make financial contributions to offset adverse impacts of the proposed. This Policy is inconsistent with Section 163.3167(b) which requires all development to be consistent with the City’s Comprehensive Plan. | <ul style="list-style-type: none"> Policy 46.4.8 was revised to address the issue raised by DCA staff. |

Summary
Tampa Comprehensive Plan Update
DCA Objections, Recommendations and Comments (ORC) Report

| Obj # | Summary of DCA Objections | Summary of City Response |
|-------|--|--|
| (21) | <p>Water Supply Planning</p> <p>Include a Policy to ensure coordination with the Southwest Florida Water Management District and Tampa Bay Water Authority regarding the City’s Ten-year Water Supply Work Plan.</p> | <ul style="list-style-type: none"> • A new policy (73.3.4) was added calling for collaboration with SFWWMD and TBWA in developing the City’s Ten-Year Water Supply Work Plan. |
| (22) | <p>Rural Estates FLUM Change</p> <p>Adopt a land use category that permits no more density or intensity than permitted under the existing Hillsborough County Agriculture land use category, which allows one unit per ten acres, in order to discourage urban sprawl and premature conversion of rural lands to other uses, and maintain separation between urban and rural land uses and protect natural resources.</p> | <ul style="list-style-type: none"> • The parcels shown in PA-2008-1 are designated Rural Estates – 10 as defined in the response to Objection #10. |
| (23) | <p>Definitions</p> <p>Revise the Plan to include a definition section that clearly defines important, key terms that are used in the various elements of the Plan.</p> | <ul style="list-style-type: none"> • A definitions section will be added to the adoption portion of the Plan. The definitions are included in Appendix D. |