

## **SEMINOLE HEIGHTS VISION PLAN/MAP AMENDMENT FAQs**

### **Q: I JUST RECEIVED THIS LETTER AND WANT TO KNOW WHAT THIS IS ABOUT AND WHY IS THIS BEING DONE?**

*A: Ok, let me give you a little background on this. The greater Seminole Heights Area was chosen by the City over the hundred plus neighborhoods within Tampa as the pilot program for developing Community Plans that will help guide and improve future growth while preserving the community's assets and historic integrity. City of Tampa staff, over the last two years, has held a number of informational public meetings and community workshops with residents, business and property owners at the Seminole Heights Garden Club and Ragan Park. In April, 2008 the City held a 3 day open house at the garden club where people were able to vote on four conceptual vision plans, with one chosen as the final alternative. As part of the first phase in attaining this vision plan and its guiding principles, some changes to the future land use map have been proposed by the city. That is what you have before you now for consideration. Then, once the recommended amended areas have been analyzed, agreed upon and finally changed, the City will then be able to move forward in actually implementing the overall regulating vision plan for the area, which is the second phase that is currently being developed over the next several months also with input from the public.*

### **Q: WHAT IS COMMUNITY PLANNING?**

*A collaborative planning approach utilized by the City, bringing 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 city staff, transit authorities, utility agencies, and most importantly, 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 that may include transit corridors, streetscape, the public realm, residential and commercial presence and historical and natural assets.*

*Community planning gives everyone the opportunity to participate in shaping the future of their neighborhoods – to guide change. 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.*

### **Q: WHAT IS "FORM BASED" ZONING?**

*A: Form Based codes is a smart growth management tool used to help regulate the physical form of the built environment, focusing on the physical assets and features of a community/neighborhood, de-emphasizing regulation of use and more emphasis on design.*

### **Q: WHY SEMINOLE HEIGHTS?**

*A: Seminole Heights is one of Tampa's original downtown neighborhoods. It has historical significance, great residential areas, three very active neighborhood associations and a number of commercial corridors that cut through the community. Seminole Heights has had some new commercial development, but still has many underutilized commercial properties, some unsightly, some not residential-friendly. Developing a Community Plan with input from the neighborhood and establishing a vision will help to guide future growth in a way that will benefit the community.*

### **Q: WHY DIDN'T I KNOW ABOUT THIS BEFORE?**

*As I said earlier, this has been a two year process involving many people throughout the community. If you have elected not to be involved, or were just unaware it was going on, you can check with your local neighborhood leadership (the neighborhood associations or the business guild) as they have been involved*

throughout the process and they can fill you in on how the meetings have gone. You can also view a copy of the Seminole heights vision plan online at [Tampagov.net](http://Tampagov.net). We also have a link to the Seminole Heights Community Plan on the front page of our website at [theplanningcommision.org](http://theplanningcommision.org). There will be another opportunity to meet for you to meet with City of Tampa and Planning Commission staff to answer any questions you may have in more detail at our **community/informational meeting that will be held at Ragan Park on Thursday, January 7th from 6 to 8 PM.**

**Q: HOW WERE THE LOCATIONS AND COLORS DETERMINED ON THESE MAPS?**

The city conducted a number of workshops where over time, citizens, business and property owners and other stakeholders contributed their input towards developing a vision for the community, along with guiding principles that would be used to help achieve that vision. As part of that process 2 concept maps were created, based on public input. One short term, (10 years) one long term (20 years). The maps provide for a moderate change in land use patterns, shifting approximately 4% of the residential land use to a mixed-use category, which will provide for redevelopment opportunities at the 3 major commercial intersections along Nebraska and several minor commercial intersections along Florida.

The colors reflect those parcels that will have their land use changed, increasing their development potential, based on input provided by and voted on by the neighborhood.

The changes on the maps illustrate conceptual land use patterns and connectivity to help guide residential growth and economic development in the area.

Increases in the level of intensity and density around major and minor commercial intersections and along major corridors have been recommended to accommodate the targeted growth patterns identified in the Vision Plan, with the intent of further protecting the stabilized single-family areas of the community from future increases. The targeted growth at these commercial “nodes” focuses higher intensities and densities where transit is available and readily used, and keeps this level of increase to classified, often used roadways, as opposed to local streets.

Increases in density outside of the intersections have been recommended to both recognize existing development patterns that pre-date today’s land use and zoning designations, and to allow larger parcels of land to potentially provide infill housing stock in locations with close proximity to transit, schools, and infrastructure. All of these changes are PROPOSED and are still under analysis and open to review by the general public as well as the Planning Commission.

**Q: IS THE CITY GOING TO TAKE MY PROPERTY?**

No

**Q: IS MY PROPERTY VALUE GOING TO GO DOWN/UP? HOW ABOUT MY PROPERTY TAXES?**

A: Not directly as a result of these changes. Improvements to your property or properties around you would have more of an impact on the assessed value of your property.

**Q. WHEN ARE THE PUBLIC HEARINGS?**

The proposed plan amendments will be heard by the Planning Commission on January 25<sup>th</sup> at 5:30 in the BOCC chambers on the second floor of the County Center Building downtown.

There will also be a public hearing in front of Tampa City Council on February 25<sup>th</sup> at 5:30 PM located on the third floor of City Hall. This will only be a TRANSMITTAL hearing, as these amendments must go to other state agencies for further review. An adoption hearing will follow approximately 60 days following the transmittal of the amendments to these agencies. There will be ample opportunity for public dialogue and comment prior to the final adoption public hearing.

