



**Hillsborough County
City-County
Planning Commission**

Resolution: TA/CPA 24-18

August 11, 2025

City of Tampa Comprehensive Plan Amendment

WHEREAS, the Hillsborough County City-County Planning Commission developed a Comprehensive Plan for the City of Tampa, pursuant to the provisions of Chapter 163, Florida Statutes, which was originally adopted by Tampa City Council on January 7, 2016, as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission received a privately initiated map amendment to the City of Tampa Comprehensive Plan, and

WHEREAS, the Hillsborough County City-County Planning Commission and Tampa City Council adopted the Procedures Manual for Amendments to the City of Tampa Comprehensive Plan on February 6, 2020; as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission staff reviewed TA/CPA 24-18 that proposes a future land use designation of Community Mixed Use-35 for the subject parcel on 1.60± at 84 Davis Boulevard; and

WHEREAS, the Hillsborough County City-County Planning Commission reviewed the proposed map amendment, considered the existing and future development patterns and community facilities, as well as the adopted goals, objectives, and policies of the City of Tampa Comprehensive Plan as follows:

City Design - Goals, Objectives, and Policies

LU Objective 1.2: Create inspired urban design while respecting Tampa's human scale, unique history, aesthetics, natural environment, and sense of community identity as the City changes and evolves.

LU Policy 1.2.3: Relate new buildings and development to the context of the neighborhood and community.

LU Policy 1.2.23: Continue to require that the scale and massing of new development in mixed-use centers and corridors provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjoining neighborhoods that have lower development intensities and building heights.

City Planning Strategy – Goals, Objectives, and Policies

LU Objective 2.1: Regulate the levels of building intensity according to the standards and land use designations, in order to accommodate the projected population increase of 150,000 people and 157,000 employees by 2040.

LU Policy 2.1.1: Encourage compact, higher-density development that is compatible with its surrounding character.

Urban Villages – Goals, Objectives, and Policies

LU Objective 5.1: Support the Urban Village designations that produce a distinctive, high-quality built environment whose forms and character respect Tampa's unique historic, environmental, and architectural context, and create memorable places that enrich community life. for our finding

LU Policy 5.1.4: Development projects in urban villages must be oriented, integrated and in scale with the surrounding community.

Overall Residential Development and Redevelopment - Goals, Objectives, and Policies

LU Objective 9.3: Compatible development and redevelopment to sustain stable, neighborhoods and ensure the social and economic health of the City.

LU Policy 9.3.1: Areas adjacent to, or within, neighborhoods that are planned for non-residential uses shall be developed in a manner which is sensitive and compatible to the affected neighborhood(s).

LU Policy 9.3.8: It is the intent of the City that new residential redevelopment projects shall be minimally disruptive to adjacent areas. To achieve this, the City shall assess the potential positive and negative impacts of residential development projects on the physical development pattern and the character of the surrounding area, and require mitigation of negative off-site impacts.

Single-Family Areas

LU Objective 9.5: Maintain the stability of existing areas while expanding opportunities for housing choices.

LU Policy 9.5.1: Protect low-density, single family areas 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.

LU Policy 9.5.2: Maintain 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.

LU Policy 9.5.4: Utilize single family categories 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, such as accessory dwelling units*

LU Policy 9.5.5: 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.

Multifamily Residential Areas

LU Objective 9.6: Increase the diversity and improve the sustainability of multi-family residential areas.

LU Policy 9.6.4: 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.

Neighborhoods/Community Plans – Goals, Objectives, and Policies

NE Objective 1.1: A City of diverse, distinct, and well-structured neighborhoods that meet the community's needs for complete, sustainable, and high-quality living environments from the historic downtown core to well-integrated new growth areas.

NE Policy 1.1.2: Continue to protect and enhance single family neighborhoods by providing sensitive transitions between these neighborhoods and adjoining areas, and requiring new development, both private and public, to respect and respond to those existing physical characteristics - buildings, streetscapes, open spaces, and city form that contribute to the overall character and livability of the neighborhood.

Coastal High Hazard Area

CM Objective 1.1: Direct future population concentrations away from the Coastal High Hazard Area (CHHA) so as to achieve a no net increase in overall residential density within the CHHA.

CM Policy 1.1.1: The CHHA is hereby defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

CM Policy 1.1.2: The boundary of the CHHA is shown on the Future Land Use Map and shall be the basis for boundary determinations as called for by policies in the Comprehensive Plan.

CM Policy 1.1.3: The following shall apply for purposes of evaluating plan amendments and rezonings:

- If 50% or more of a parcel of land is located within the Coastal High Hazard Area, then the entire parcel shall be considered within the Coastal High Hazard Area.*
- Isolated areas that are defined by the SLOSH model to be at higher elevations and are surrounded by the CHHA or by the CHHA and a body of water shall be considered within the Coastal High Hazard Area.*

CM Policy 1.1.6: Limit new development in the Coastal High Hazard Area to uses that are vested or shown on the Future Land Use Map and defined in the Urban Design and Land Use Element.

WHEREAS, Planning Commission staff determined that TA/CPA 24-18 is inconsistent with the goals, objectives, and policies of the City of Tampa Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the City of Tampa Comprehensive Plan Amendment TA/CPA 24-18 **INCONSISTENT** with the City of Tampa Comprehensive Plan and forwards it to the Tampa City Council for consideration.

The above resolution for TA/CPA 24-18 was adopted by the Planning Commission on August 11, 2025

By motion of Commissioner Cardenas
Seconded by Commissioner Kugler

Commissioner Bowden	Aye
Commissioner Buzza	Absent
Commissioner Cardenas	Aye
Commissioner Cona	Absent
Commissioner Joseph, Ph.D., Chair	Aye
Commissioner Kress, AICP	Aye
Commissioner Kugler	Aye
Commissioner Linkous, Ph.D., AICP	Aye
Commissioner Louk, Vice Chair	Absent
Commissioner Sieben, Member-at-Large	Aye

DocuSigned by:

63DCAB39B571461...
Commissioner Joseph, Ph.D., **Chair**

DocuSigned by:

944A2D6F0DB0485
Melissa Zornitta, FAICP
Executive Director

Persons needing assistance reading or interpreting items in this document, free of charge, are encouraged to contact the ADA Coordinator at (813) 272-5940 or ADACoordinator@plancom.org. Plan Hillsborough (the Planning Commission, the Hillsborough TPO, and the Hillsborough River Board) cannot ensure accessibility for items produced by other agencies or organizations.

Se recomienda a las personas que necesiten ayuda para leer o interpretar este documento, sin costo alguno, que se pongan en contacto con Coordinador de ADA at (813) 272-5940, o ADACoordinator@plancom.org. Plan Hillsborough (la Comisión de Planificación, el TPO de Hillsborough y la Junta del Río Hillsborough) no puede asegurar la accesibilidad de los documentos publicados por otras agencias u organizaciones. Si sólo habla español, por favor llame a la línea de ayuda en español al (813) 272-5940 marque el número 1.