



# City of Tampa

Jane Castor, Mayor

## City Planning Department

Evan Johnson, Interim Director

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Tampa, Florida 33602

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## Comprehensive Plan Amendment Review

DATE: January 13, 2024  
 TO: Danny Collins, Planning Commission Staff  
 FROM: Lauren O'Neill, AICP, Senior Planning Coordinator  
 RE: **Comprehensive Plan Amendment Review TA/CPA 24-18**  
**Folio 194880.0000**  
**84 Davis Boulevard**

### I. Amendment Summary

Planning District	<b>Central</b>
Urban Village	<b>Davis Islands</b>
Neighborhood	<b>Davis Islands</b>
Adopted Future Land Use	<b>Residential-50 (R-50)</b>
Proposed Future Land Use	<b>Community Mixed Use-35 (CMU-35)</b>
Site size in acres (square feet)	<b>1.60+/- acres (69,696+/- sf)</b>
Zoning District	<b>Residential-50 (R-50)</b>
Overlay District	<b>N/A</b>
Existing Use	<b>Multi-family</b>
Coastal High Hazard Area	<b>Yes</b>
Community Redevelopment Area	<b>No</b>
Historic District	<b>No</b>
Other Considerations	<b>N/A</b>



Aerial Map: General Location

### II. Allowable Uses & Maximum Development Potential:

The purpose of this section is to analyze the maximum development potential allowable under the adopted Future Land Use category and the proposed Future Land Use Category.

Adopted Future Land Use (FLU) Category:	Proposed Future Land Use (FLU) Category:
<b>Residential-50</b>	<b>Community Mixed Use-35 (CMU-35)</b>

<p><b><i>Under the adopted FLU category and applicable policies, the uses on the site may include the following:</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Medium density multi-family</i></b></li> <li>• <b><i>Small lot single-family</i></b></li> <li>• <b><i>Limited neighborhood serving commercial uses consistent with locational criteria</i></b></li> <li>• <b><i>Compatible public, quasi-public, and special uses</i></b></li> </ul> <p><b><i>Maximum Development Potential:</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Residential (50 du/ac) – 80 dwelling units</i></b></li> <li>• <b><i>Non-Residential (1.0 FAR) – 69,696 sq.ft. of non-residential, subject to locational criteria</i></b></li> </ul>	<p><b><i>Under the proposed FLU category, the uses on the site include the following:</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential.</i></b></li> </ul> <p><b><i>Maximum Development Potential:</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Residential (35 du/ac) – 56 dwelling units</i></b></li> <li>• <b><i>Non-Residential (2.0 FAR) – 139,372 sq. ft. of non-residential and/or residential uses</i></b></li> </ul>
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### III. Zoning Analysis

The purpose of this section is to analyze the permitted zoning districts under the adopted Future Land Use category and the proposed Future Land Use Category, as established in Sec. 27-21 of the Land Development Code.

<b>Adopted Future Land Use (FLU) Category:</b>	<b>Proposed Future Land Use (FLU) Category:</b>
<b>Residential-50</b>	<b>Community Mixed Use-35 (CMU-35)</b>
<p><b><i>The following zoning districts are permitted under the adopted FLU category:</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Residential Multi-family-12</i></b></li> <li>• <b><i>Residential Multi-family-16</i></b></li> <li>• <b><i>Residential Multi-family-18</i></b></li> <li>• <b><i>Residential Multi-family-24</i></b></li> <li>• <b><i>Residential Multi-family-35</i></b></li> <li>• <b><i>Residential Office</i></b></li> <li>• <b><i>Residential Office – 1</i></b></li> <li>• <b><i>Office Professional</i></b></li> <li>• <b><i>Commercial Neighborhood</i></b></li> <li>• <b><i>Planned Development</i></b></li> <li>• <b><i>Planned Development-Alternative</i></b></li> </ul>	<p><b><i>The following zoning districts are permitted under the proposed FLU category:</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Residential Multi-family-12</i></b></li> <li>• <b><i>Residential Multi-family-16</i></b></li> <li>• <b><i>Residential Multi-family-18</i></b></li> <li>• <b><i>Residential Multi-family-24</i></b></li> <li>• <b><i>Residential Office</i></b></li> <li>• <b><i>Residential Office – 1</i></b></li> <li>• <b><i>Office Professional</i></b></li> <li>• <b><i>Commercial General</i></b></li> <li>• <b><i>Commercial Neighborhood</i></b></li> <li>• <b><i>Planned Development</i></b></li> <li>• <b><i>Planned Development-Alternative</i></b></li> </ul>

### IV. Review Criteria for Plan Amendment Requests & Staff Analysis

The following section provides staff’s analysis of the review criteria for plan amendment requests in the adopted Tampa Comprehensive Plan.

<b>Review Criteria</b>	<b>Staff Analysis</b>
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1. City Form: The requested land use category meets the intent of the general character description of the City Form component in which it is being requested and is otherwise consistent with the Comprehensive Plan. The “City Form” has the following six (6) components:

- a. Employment centers
- b. Urban villages
- c. Mixed-use corridors
- d. Mixed-use centers
- e. Transit Stations
- f. Neighborhoods
  - i. Urban
  - ii. Traditional
  - iii. Suburban and Contemporary
  - iv. The Waterfront

***The subject site meets the intent of the general character description of a traditional neighborhood.***

***The following objectives and policies are relevant to this amendment:***

***LU Objective 1.1: Recognize that the City is comprised of five unique districts: University, Central Tampa, Westshore, New Tampa, and South Tampa.***

- *LU Policy 1.1.1: Recognize the Central Tampa District as the primary urban employment, civic and cultural center, building upon the heritage assets found in its diverse neighborhoods while fostering a vibrant urban lifestyle through mixed-use development via entertainment and cultural facilities.*
- *LU Policy 1.1.7: Continue to consider the development of strategically located mixed-use areas in all districts that accommodate local serving commercial, employment, and entertainment uses.*
- *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.*
- *LU Policy 2.2.4: Promote through the redevelopment process, the introduction of mixed-use development into the city’s existing employment centers as a means of enhancing retail viability, establishing truly pedestrian-oriented shopping districts, creating more attractive buildings and public spaces, supporting transit viability, and reducing vehicle trips.*

***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.***

- *LU Policy 5.1.2: Recognize that urban villages are a very livable and sustainable form of development. Continue to emphasize the compact and mixed-use nature of these villages. Look for ways to make it easier to create this type of development pattern.*

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

	<ul style="list-style-type: none"> <li>• <i>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.</i></li> </ul> <p><b>LU Objective 9.5: Maintain the stability of existing areas while expanding opportunities for housing choices.</b></p> <ul style="list-style-type: none"> <li>• <i>LU Policy 9.5.5: Limit the number and types of nonresidential uses permitted in single-family residential areas to protect those areas from the negative impacts of incompatible uses.</i></li> </ul> <p><b>NE Objective 2.1: 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.</b></p> <ul style="list-style-type: none"> <li>• <i>NE Policy 2.1.1: Consider the recommendations of the following Neighborhood Plans: Ballast Point, Davis Islands, West Tampa, Ybor City, East Tampa and Tampa Heights in the development of future Community Plans.</i></li> </ul> <p><b>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.</b></p> <ul style="list-style-type: none"> <li>• <i>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.</i></li> </ul>
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2. Density & Intensity: In approving any request for a land use category that provides for an increase in density, intensity or for a broader range of uses, than the existing land use category, City Council shall determine whether:

a. a land use category of similar density or intensity is located on at least one (1) side of the subject site,	<b><i>There are NO abutting parcels with a Future Land Use category of CMU-35.</i></b>
b. the subject site is within 1320’ (1/4 mile) of a designated transit station or designated transit corridor,	<b><i>The subject site IS within a ¼ mile of a designated transit corridor. The nearest Hillsborough Area Regional Transit Route 5 enters the island and loops along Davis Blvd approximately 0.2 mi north of the subject site.</i></b>
c. if the subject parcel is located adjacent to a parcel which has a land use classification of R-6 or R-10, the subject site is located within 660’ (1/8 mile) of a	<b><i>The subject site IS adjacent to parcels classified as R-6 and R-10. The subject site IS NOT located within 660 ft. (1/8 mile) of a designated transit corridor.</i></b>

designated transit station or designated transit corridor.	
3. In the event that City Council determines that the above criteria are not met, then City Council may deny the amendment or make a determination that the existing land use classification is no longer in the best interests of the public. In this event, then City Council may approve the amendment or direct the local planning agency to propose an alternative amendment to the existing land use classification.	
<b>Staff finds that Criteria 1 and 2 have not been met.</b>	

**V. Department Comments & Objections**

This Comprehensive Plan Amendment request was distributed to internal Departments within the City of Tampa and the following responses were received.

<b>Department/ Division</b>	<b>Comments</b>	<b>Objection</b>
<b>Land Development Coordination</b>	Have a concern with the residential single family which exists to the northwest, west and southwest of this site. This is a large site which has the potential for development at an FAR at a minimum of 2.0. Although this is Davis Blvd which has pockets of RM and commercial uses the FAR is limited. Increased FAR will change the fabric of the existing residential (both SF and RM) in the immediate area.  There is no CMU-35 near this development. LDC staff does not support	<b>Yes</b>
<b>Housing &amp; Community Development</b>	<b>No comments.</b>	<b>None</b>
<b>Transportation</b>	<b>No comments.</b>	<b>None</b>
<b>Stormwater</b>	The properties listed may be required to provide on-site treatment/attenuation at the time of COT permitting should there be any redevelopment project, based on the future land uses provided. Redevelopment projects would be required to accommodate for increases in drainage intensity on private property and limit adverse impacts to the COT right-of-way or neighboring property owners.	<b>None</b>
<b>Wastewater</b>	<b>No comments.</b>	<b>None</b>
<b>Water</b>	The associated property is within the TWD service area and can be supplied with potable water from TWD’s permitted source and / or Tampa Bay Water.	<b>None</b>

	The property is currently fronted by a 6" PVC potable water main and a 6" HDPE reclaimed water main along Adalia Avenue and a 16" DIP potable water main and 4" HDPE reclaimed water main along Davis Boulevard.	
<b>Parks &amp; Recreation</b>	<b>No comments.</b>	<b>None</b>

The subject site is located within the CHHA and is the site of a historic building, The Marisol. No additional historic preservation restrictions (i.e., Architectural Review Committee review requirements) are currently in place, as the building has not been locally designated as a historic landmark and has also not been added to the National Register of Historic Places with the other Mediterranean Revival buildings of Davis Islands. Thus, total redevelopment of the site is possible without the oversight of the ARC or other historic safeguards.

While the Davis Islands Neighborhood Plan (2007) designates Davis Blvd through this area as a Mixed Use area, the current development pattern shows the major mixed-use center of Davis Islands to be approximately 0.3 miles/3 blocks south of the subject site. The subject site is instead located adjacent to very low density residential, which the Comprehensive Plan directs the City to protect from incompatible uses. Additionally, the proposed change would allow for FAR to be used for a mixed use or residential-only development, which could significantly increase the number of dwelling units on the property. Allowing for an increase of residential units would be inconsistent with the plan guidance to direct population increases away from the CHHA.

**Planning Staff objects to the proposed amendment.**

Cc:  
Evan Johnson, AICP, Interim Director of City Planning