

RESOLUTION NO. 2021- 273

A RESOLUTION OF THE CITY OF TAMPA, FLORIDA, ISSUING A NOTICE OF INTENT TO ADOPT AN ORDINANCE AMENDING THE IMAGINE 2040: TAMPA COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, LAND USE CATEGORY MATRIX ('OTHER CONSIDERATIONS' COLUMN), REMOVING THE ABILITY TO UTILIZE FLOOR AREA RATIO (FAR) FOR SINGLE-USE RESIDENTIAL DEVELOPMENT CONSISTING OF "DWELLING, MULTI-FAMILY", INCLUDING MID-RISE AND HIGH-RISE, WITHIN THE URBAN MIXED USE-60 (UMU-60), COMMUNITY COMMERCIAL-35 (CC-35), AND COMMUNITY MIXED USE-35 (CMU-35) LAND USE CATEGORIES, AND PROVIDING FOR SUBMISSION OF A PROPOSED COMPREHENSIVE PLAN AMENDMENT TO DO SO TO THE HILLSBOROUGH COUNTY CITY-COUNTY PLANNING COMMISSION; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, during the 2019 and 2020 calendar years, the City Council of the City of Tampa considered numerous applications to rezone parcels of property requesting approval for single-use residential developments; and

**WHEREAS**, the use of Floor Area Ratio (FAR) for single-use residential developments consisting of "dwelling, multi-family" resulted in densities which exceeded the maximum density permitted by the underlying future land use categories; and

**WHEREAS**, during such hearings, City Council repeatedly sought direction regarding a provision in the Imagine 2040: City of Tampa Comprehensive Plan, specifically Coastal Management Objective 1.1, directing 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; and

**WHEREAS**, the City Council has directed staff to review and update the Comprehensive Plan with a focus on how to better plan for areas of growth with consideration given to the impacts of increased residential density within single-use developments consisting of "dwelling, multi-family"; and,

**WHEREAS**, in order to protect and preserve the public health, safety and welfare, the City Council directs staff to take all necessary actions to prepare an amendment to the Imagine 2040: City of Tampa Comprehensive Plan, as described in Section 1 below.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL  
OF THE CITY OF TAMPA, FLORIDA:**

**Section 1.** The City Council of the City of Tampa, Florida, hereby declares its intent to amend the Imagine 2040: City of Tampa Comprehensive Plan, Future Land Use Element, Land Use Category Matrix ('Other Considerations' Column), to remove the ability to utilize Floor Area Ratio (FAR) for single-use residential development consisting of "dwelling, multi-family", including mid-rise and high-rise (as defined in the Land Development Code), within the Urban Mixed Use-60 (UMU-60), Community Commercial-35 (CC-35), and Community Mixed Use-35 (CMU-35) land use categories, in substantially the same format as the proposed ordinance attached hereto as **Exhibit "A"**.

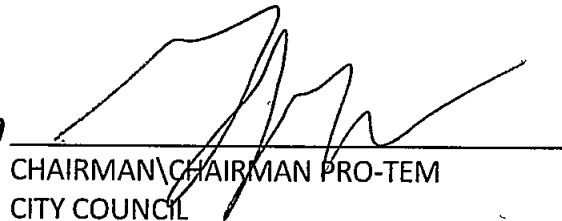
**Section 2.** The City staff shall submit to the Hillsborough County City-County Planning Commission the proposed ordinance, attached hereto as **Exhibit "A"**, amending the comprehensive plan as set forth therein.

**Section 3.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON  
**APR 01 2021**

ATTEST:

  
CITY CLERK/DEPUTY CITY CLERK

  
CHAIRMAN/CHAIRMAN PRO-TEM  
CITY COUNCIL

PREPARED AND APPROVED AS TO  
LEGAL SUFFICIENCY BY:

\_\_\_\_\_  
E/S  
CATE WELLS  
CHIEF ASSISTANT CITY ATTORNEY

# Exhibit A

ORDINANCE NO. 2021-\_\_\_\_\_

AN ORDINANCE AMENDING THE IMAGINE 2040: TAMPA COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, LAND USE CATEGORY MATRIX ('OTHER CONSIDERATIONS' COLUMN), REMOVING THE ABILITY TO UTILIZE FLOOR AREA RATIO (FAR) FOR SINGLE-USE RESIDENTIAL DEVELOPMENT CONSISTING OF "DWELLING, MULTI-FAMILY", INCLUDING MID-RISE AND HIGH-RISE (AS DEFINED IN THE LAND DEVELOPMENT CODE), WITHIN THE URBAN MIXED USE-60 (UMU-60), COMMUNITY COMMERCIAL-35 (CC-35), AND COMMUNITY MIXED USE-35 (CMU-35) LAND USE CATEGORIES; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Hillsborough County City-County Planning Commission (Planning Commission) received a **publicly initiated** request for a text amendment to the Imagine 2040: Tampa Comprehensive Plan, Future Land Use Element, Land Use Category Matrix, which alters the text as more particularly described in Section 2 below; and

**WHEREAS**, the Planning Commission held a public hearing during which it reviewed the request, considered the Comprehensive Plan's adopted goals, objectives and policies, and made the determination that the proposed amendment was consistent with the Comprehensive Plan; and

**WHEREAS**, on ???, 2021, the City Council of the City of Tampa held a public hearing to transmit the proposed amendment to the Florida Department of Economic Opportunity; and

**WHEREAS**, the Florida Department of Economic Opportunity advised the City of Tampa in writing that there is/is no objection to the proposed amendment; and

**WHEREAS**, the City Council of the City of Tampa held an adoption public hearing as required by law, during which public comment was received on the proposed amendment; and,

**WHEREAS**, the City Council of the City of Tampa finds the proposed amendment to be consistent with the Comprehensive Plan.

**NOW, THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL  
OF THE CITY OF TAMPA, FLORIDA:**

**Section 1.** That the recitals set forth above are hereby incorporated as if fully set forth herein.

1                   **Section 2.** That the Imagine 2040: Tampa Comprehensive Plan, Future Land  
2 Use Element, is amended as follows:  
3

4                                   Plan Amendment TA/CPA21-

5  
6                   A text amendment to the Future Land Use Element, Land Use  
7 Category Matrix ('Other Considerations' Column), removing the  
8 ability to utilize Floor Area Ratio (FAR) for single-use residential  
9 development consisting of "dwelling, multi-family", including mid-  
10 rise and high-rise (as defined in the Land Development Code), within  
11 the Urban Mixed Use-60 (UMU-60), Community Commercial-35 (CC-  
12 35), and Community Mixed Use-35 (CMU-35) land use categories, as  
13 further provided for in Exhibit "A" attached hereto.  
14

15                   **Section 3.** The ordinance shall be deemed pending, within the meaning of  
16 the term 'pending ordinance' as that term is used in *Smith v City of Clearwater*, 403  
17 So.2d 407 (Fla. 1981).  
18

19                   **Section 4.** That all ordinances or parts of ordinances in conflict herewith  
20 are hereby repealed to the extent of any conflict.  
21


22                   **Section 5.** That should a court of competent jurisdiction declare any part of  
23 this ordinance invalid, the remaining parts hereof shall not, in any way, be affected  
24 by such determination as to the invalid part.  
25

26                   **Section 6.** That, in accordance with Section 163.3184(3)(c)4, Florida  
27 Statutes, this amendment does not become effective until thirty-one (31) days  
28 after the state land planning agency notifies the local government that the plan  
29 amendment package is complete. If timely challenged, the amendment shall not  
30 become effective until the state land planning agency or the Administration  
31 Commission, respectively, enters a final order determining the adopted  
32 amendment is in compliance. No development orders, development permits, or  
33 land uses dependent on this amendment may be issued or commenced before this  
34 amendment has become effective.  
35

36                   PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA,  
37 FLORIDA, ON APR 01, 2021

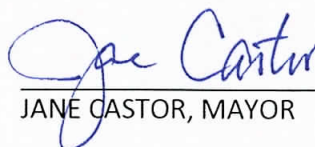
38  
39                   ATTEST:

40  
41  
42                     
43  
44                   CITY CLERK/DEPUTY CITY CLERK

45  
46                     
47                   CHAIRMAN\CHAIRMAN PRO-TEM  
48                   CITY COUNCIL

49                   APPROVED by me on 4/7/21

50                   PREPARED BY AND APPROVED  
AS TO LEGAL SUFFICIENCY:

51                     
52                   JANE CASTOR, MAYOR

53                   \_\_\_\_\_  
54                   E/S  
55                   CATE WELLS  
56                   CHIEF ASSISTANT CITY ATTORNEY

57                   CPA21-

Tampa Comprehensive Plan Land Use Matrix

Map Color	Category	FAR	Dwelling units/ net acre	Other Considerations	Key Characteristics
UMU-60	<b>Urban Mixed Use-60:</b> <i>High intensity/density residential, professional office and commercial development. This is the preferred land use category to delineate community center activity centers.</i> <ul style="list-style-type: none"> <li>Intensive and general commercial, service, office, and residential uses</li> </ul>	Standard development: <ul style="list-style-type: none"> <li>Up to 2.5</li> <li>&gt;2.5 up to 3.25 with performance provisions met</li> <li>Up to 3.25 in Ybor City Local Historic District only</li> </ul> Vertical Mixed-Use Development: <ul style="list-style-type: none"> <li>Up to 2.75*</li> <li>&gt;2.75 up to 3.25 with performance provisions met</li> </ul>	Up to 50.0 du/acre Up to 60.0 du/acre with bonus provisions met	<ul style="list-style-type: none"> <li>Gathering places such as a plaza, courtyard, or park.</li> <li>High density residential (by either density or the floor area ratio (FAR), whichever calculation is more beneficial to the development).</li> <li>Professional office.</li> <li>General and Intensive Commercial development.</li> <li>Compatible public, quasi-public, and special uses.</li> <li>Areawide mix of uses 50% residential, 60% non-residential.</li> <li>Except for single-use residential development consisting of 'dwelling multi-family' including mid-rise and high-rise (as defined in the Land Development Code), projects may be determined either by density or floor area ratio (FAR), whichever calculation is more beneficial to the development. Development shall be consistent in character and scale with the surrounding residential built environment.</li> <li>Projects may be determined either by density or floor area ratio (FAR), whichever calculation is more beneficial to the development. If FAR is applied to a residential project to attain maximum density potential, development shall be consistent in character and scale with the surrounding residential built environment.</li> </ul>	<ul style="list-style-type: none"> <li>Blocks are small and rectangular, allowing for convenient pedestrian access from adjacent areas;</li> <li>Lot sizes that are typically small and narrow, providing a fine-grained development pattern;</li> <li>A mix of building heights, typically up to 10 stories, number of stories varies by location, special district or overlay district. Building height in local historic districts limited unless approved by ARC (100 feet) or BLC (60 feet);</li> <li>Building heights that step down to not more than one story higher at the property line than permitted in the adjacent neighborhood unless separated by a roadway, rail corridor, or other enhanced setback or buffer;</li> <li>Buildings sited at or near the sidewalk along the primary street frontage and typically about one another with limited side yard setbacks;</li> <li>Building entrances set at the sidewalk along the primary street frontage;</li> <li>Rear alleys and secondary streets that provide vehicular and service access, with limited driveways and curb cuts on a primary street;</li> <li>Parking on-street, in individual or shared lots at rear of structures, or screened parking structures;</li> <li>Transparent building frontages with pedestrian-scaled articulation and detailing;</li> <li>Moderately wide sidewalks, with street trees, public seating areas, and inviting amenities;</li> <li>Public streetscapes that serve as the area's primary open space, complemented by semi-public plazas, courtyards and semi-public sidewalk dining areas; and</li> <li>*Any proposed development, city-wide may develop up to 2.75 FAR, if all of the following are met: <ul style="list-style-type: none"> <li>Subject site is greater than 0.5 acres;</li> <li>Subject site maintains frontage on an arterial roadway (length of frontage must meet minimum lot width standard in City Code); and</li> <li>Structure must have vertically integrated mix of at least 2 uses from 2 separate general use categories as outlined in City Code.</li> </ul> </li> </ul>



Map Color	Category	FAR	Dwelling units/net acre	Other Considerations	Key Characteristics
CC-35	<b>Community Commercial-35:</b> <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Intensive and general commercial, service, office, and residential uses	Standard Development: • Up to 1.0 • >1.0 up to 2.0 with performance provisions met	Up to 30 du/acre Up to 35.0 du/acre with bonus provisions met	<ul style="list-style-type: none"> <li>Gathering places such as a plaza, courtyard, or park.</li> <li>Compatible public, quasi-public, and special uses.</li> <li>Development should include a mix of non-residential and residential uses with more intense development near major intersections.</li> <li>Except for single-use residential development consisting of "dwelling multi-family" including mid-rise and high-rise (as defined in the Land Development Code), projects may be determined either by density or floor area ratio (FAR), whichever calculation is more beneficial to the development.</li> <li>Development shall be consistent in character and scale with the surrounding residential built environment.</li> <li>Projects may be determined either by density or floor area ratio (FAR), whichever calculation is more beneficial to the development. If FAR is applied to a residential project to attain maximum density potential, development shall be consistent in character and scale with the surrounding residential built environment.</li> </ul>	<ul style="list-style-type: none"> <li>A development pattern with moderate lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent street wall;</li> <li>More intense mixed-use development at intersections with stepped down residential uses in between;</li> <li>Building heights that are typically up to 5 stories (number of stories varies by location, special district, or overlay district);</li> <li>Building heights that are highest at major intersections and lower when adjacent to neighborhoods unless near a major intersection;</li> <li>Building facades and entrances that directly address the street;</li> <li>Buildings with pedestrian-oriented uses such as outdoor cafes located at the street level;</li> <li>Integrated (vertical and horizontal) residential and non-residential uses along the corridors;</li> <li>Parking that is located to the side or behind buildings, or in parking structures;</li> <li>Limited number of curb cuts along arterial streets, with shared and/or rear alley access to parking and service functions;</li> <li>Attractive streetscape with sidewalks designed to accommodate pedestrian traffic that includes appropriate landscaping, lighting, and pedestrian amenities/facilities;</li> <li>Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes; and</li> <li>*Any proposed development, city-wide, may develop up to 1.5 FAR, if all of the following are met: <ul style="list-style-type: none"> <li>Subject site is greater than 0.35 acres;</li> <li>Subject site maintains frontage on an arterial roadway (length of frontage must meet minimum lot width standard in City Code); and</li> <li>Structure must have vertically integrated mix of at least 2 uses from 2 separate general use categories as outlined in City Code.</li> </ul> </li> </ul>
	<b>Community Mixed Use-35:</b> <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Retail, general commercial, service, office, and residential uses	<ul style="list-style-type: none"> <li>Up to 2.0 in Ybor City</li> <li>Local Historic District Only</li> <li>Vertical Mixed-Use</li> </ul> Development: <ul style="list-style-type: none"> <li>Up to 1.5*</li> <li>&gt;1.5 up to 2.0 with performance provisions met</li> </ul>			
CMU-35					