

ORDINANCE NO. 2026 - _____

AN ORDINANCE OF THE CITY OF TAMPA RELATING TO THE VOLUNTARY ANNEXATION TO THE CITY OF TAMPA, FLORIDA, A MUNICIPAL CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, OF CERTAIN UNINCORPORATED TRACTS OF LAND IN THE GENERAL VICINITY OF 1860 E FOWLER AVENUE, CONSISTING OF APPROXIMATELY .63 ACRES OF LAND; ANNEXING SAID PROPERTY TO THE CITY OF TAMPA UPON VOLUNTARY PETITION FROM THE OWNER OF SUCH PROPERTY; REDEFINING AND EXTENDING THE BOUNDARY LINES OF THE CITY OF TAMPA TO INCLUDE THE ANNEXED PROPERTY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, University Holdings Ltd. and Utah Investments Properties LLC, (collectively the "Owner") as the Owner of that certain tract of land submitted a Petition for Voluntary Annexation to the City of Tampa to annex lands pursuant to Section 171.044, Florida Statutes ("Petition for Voluntary Annexation") consisting of a total of approximately .63 acres in unincorporated Hillsborough County in the general vicinity of 1860 E. Fowler Avenue (the "Property"); and

WHEREAS, City Staff has received the Petition for Voluntary Annexation of the Property executed by the Owner; and

WHEREAS, City staff has reviewed the Petition for Voluntary Annexation and determined that it satisfies the applicable requirements for voluntary annexation under Section 171.044, Florida Statutes, including that the Property is located within an unincorporated area of Hillsborough County, is reasonably compact, is contiguous to the corporate limits of the City, and will not result in the creation of an enclave; and

WHEREAS, City staff has further determined that the Petition for Voluntary Annexation will not adversely affect the public health, safety, morals, or general welfare of the community or result in adverse impacts to the City or surrounding properties; and

1 **WHEREAS**, City staff has satisfied all procedural and notice requirements
2 mandated by State law, including providing the Hillsborough County Board of
3 County Commissioners with a copy of the published notice of annexation by
4 certified mail at least ten (10) days prior to publication, and
5

6 **WHEREAS**, after consideration of the Petition for Voluntary Annexation
7 submitted by the Owner, and having duly held two public hearings, it has been
8 determined by the City Council that it is in the best interest of the City of Tampa
9 that the aforementioned tract be annexed to the City, brought within the
10 corporate boundaries of the City, and made a part of the City of Tampa for all
11 purposes.
12

13 **NOW, THEREFORE,**
14

15 **BE IT ORDAINED BY THE CITY COUNCIL**
16 **OF THE CITY OF TAMPA, FLORIDA:**
17

18 **Section 1.** That the following described Property is hereby annexed to the
19 City of Tampa and the corporate limits of the City of Tampa are hereby extended
20 to include and shall hereafter contain and the City shall embrace, include, and
21 have jurisdiction over all of the following described territory, situated in
22 Hillsborough County, Florida, and described in more detail in:

23 See Exhibit A (legal description), attached hereto and incorporated
24 herein by reference.

25 **Section 2.** That the Property hereby annexed is shown on the map
26 attached hereto as Exhibit B and by reference made a part hereof.
27

28 **Section 3.** That the City Clerk is hereby instructed to record a copy of this
29 Ordinance with the Clerk of the Circuit Court of Hillsborough County, Florida, and
30 City staff will file a copy with the Board of County Commissioners of Hillsborough
31 County, and the Department of State within seven (7) days after adoption of the
32 ordinance.
33

34 **Section 4. SEVERABILITY.** That, should a court of competent jurisdiction
35 declare any part of this Ordinance invalid, the remaining parts hereof shall be

severed and remain in effect and shall not be affected by such determination as to the invalid part.

Section 5. EFFECTIVE DATE. That this Ordinance shall take effect immediately upon becoming a law.

Section 6. REPEALING CONFLICTS. That all ordinances in conflict herewith are repealed to the extent of any conflict.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON _____.

ATTEST:

CITY CLERK/DEPUTY CITY CLERK

CHAIRMAN/CHAIRMAN PRO-TEM
CITY COUNCIL

PREPARED AND APPROVED
AS TO LEGAL SUFFICIENCY BY:
e/s Taylor Bollt
Assistant City Attorney

APPROVED BY ME ON _____

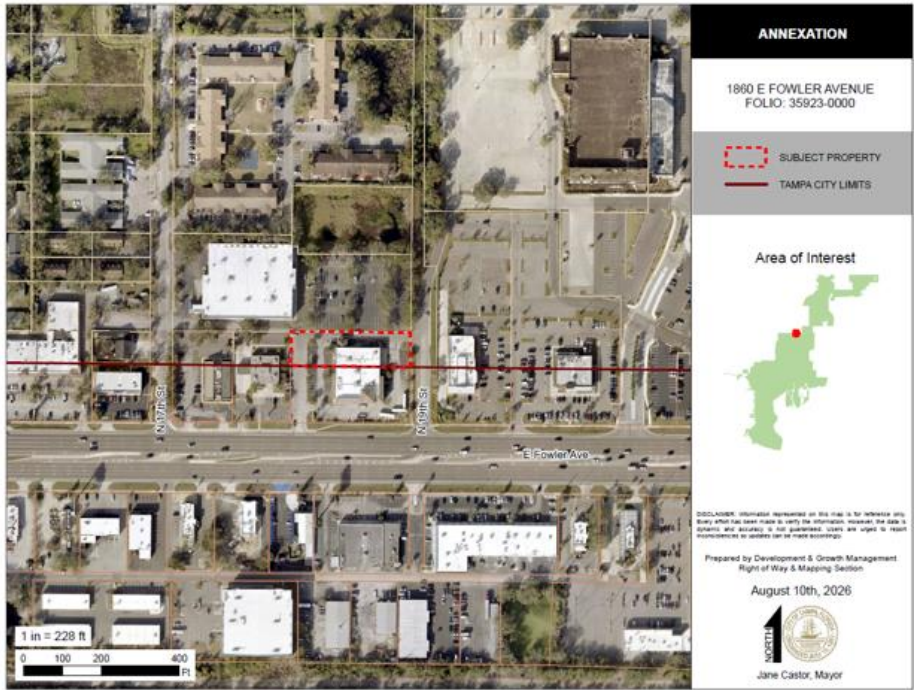
JANE CASTOR, MAYOR

EXHIBIT A – LEGAL DESCRIPTION OF THE PROPERTY

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 8, BLOCK "C" OF W.E. HAMNER'S HOMESTEAD ACRES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 70, OF THE PUBLIC RECORDS OF SAID HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF 19TH STREET, S 00°26'08" W, 84.00 FEET, THENCE DEPARTING SAID WEST LINE OF 19TH STREET, 84.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 8, BLOCK "C", N 89°34'00" W, 302.63 FEET; THENCE N 00°26'08" E, 84.00 FEET TO A POINT ON SAID SOUTH BOUNDARY LINE OF LOT 8, BLOCK "C"; THENCE ALONG SAID SOUTH LINE OF LOT 8, BLOCK "C", S 89°34'00" E, 302.62 FEET TO THE POINT OF BEGINNING.

EXHIBIT B – MAP OF PROPERTY



Business Impact Estimate

Section 166.041(4), Florida Statutes

This Business Impact Statement concerns a proposed ordinance of the City of Tampa, Florida, the title of which is as follows:

Based on a review of the proposed ordinance (choose one):

☒ The City has determined that the statutory exemption(s) identified below apply to the proposed ordinance and no Business Impact Estimate is required.

☐ The City has determined that the statutory exemption(s) identified below apply to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy to avoid procedural issues that could affect the enactment of the proposed ordinance.

☐ The City has prepared a Business Impact Estimate pursuant to section 166.041(4), Florida Statutes.

Exemptions:

☐ If one or more boxes are checked below, this means that the City has determined that a Business Impact Estimate is not required by state law for the proposed ordinance:

☒ The proposed ordinance is required for compliance with Federal or State law or regulation.

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

- a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S., and development agreements as authorized by the Florida Local Government Development Agreement Act (ss. 163.3220-163.3243, FS);

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The City provides the following Business Impact Estimate, which may be revised following its initial posting:

1. Summary of the proposed ordinance (please include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city, if any: *Type response here (or N/A).*
 - a) An estimate of direct compliance costs that businesses may reasonably incur:
N/A

 - b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

 - c) An estimate of the city's regulatory costs, including estimated revenues from any new changes or fees to cover such costs: *Type response here (or N/A).*

3. A good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: *Type response here (or N/A).*

4. Additional information the City deems useful (if any): N/A

☒ Copy uploaded to OnBase: 09/28/2026 by Taylor Bollt (date/by whom)

☒ Copy to Web-requests@tampagov.net 09/28/2026 by Taylor Bollt (date/by whom)