



City of Tampa

Jane Castor, Mayor

Development & Economic Opportunity

Abbye Feeley, Administrator

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Date: February 10, 2026

To: The Honorable Chair and Members of Tampa City Council

From: Abbye Feeley, Administrator, Development & Economic Opportunity 

Subject: Land Development Code Reform Update - OnBase Item File No. CM24-4303

File No. CM24-4303

Motion: (Hurtak-Miranda) That the Land Development Code Reform update by Abbye Feeley, Administrator for Development and Economic Opportunity, scheduled for February 5, 2026, be rescheduled and provided as a written staff report on February 19, 2026 under Written Staff Reports. Motion carried unanimously.

Staff respectfully submits the following report on Tampa Forward: Building Tomorrow Together — Tampa’s Land Development Code Update for February 2026. The release of the public draft of Installment 1 represents a significant milestone following several months of drafting, internal staff review, and intentional coordination with other major planning initiatives, including the Comprehensive Plan Update.

Installment 1 – Public Draft Release

On February 17, 2026, the City released the public draft of Installment 1 of Tampa Forward. The draft is available to the public at: <https://www.tampa.gov/development-coordination/tampa-updates-its-land-development-code>

The Tampa Forward webpage has been updated with the draft and upcoming meeting information, and City Council received the draft link on February 17, 2026.

Installment 1 exceeds 400 pages and includes Zoning Districts, Definitions, and Principal, Accessory, Temporary, and Special Uses.

Advisory Team Meeting

The Advisory Team met on February 18, 2026, for a project briefing and overview of Installment 1 led by Clarion Associates. A follow-up Advisory Team meeting is scheduled for April 1, 2026, from 10:30 AM to 12:00 PM at the Hanna City Center, 2555 E. Hanna Avenue, Tampa, FL

Public Meeting – Installment 1

A public meeting will be held March 2, 2026, at 6:30 p.m. at the City Center at Hanna Community Room, 2555 East Hanna Avenue, Tampa, Florida.

Upcoming Council Presentation

Clarion Associates will present to Tampa City Council on March 5, 2026, under Commendations and Presentations.

Installment 2 – Ongoing Development

Once prepared, Installment 2 will be publicly released and reviewed concurrently by the Advisory Team and the public, followed by a presentation to City Council. Tentative release: Late Spring 2026.

Staff looks forward to Clarion Associates' presentation to Tampa City Council on March 5, 2026. Should Council have any questions or desire additional information in the coming weeks, please feel free to contact staff.

xc: John Bennett, Chief of Staff 
Shirley Foxx-Knowles, City Clerk