



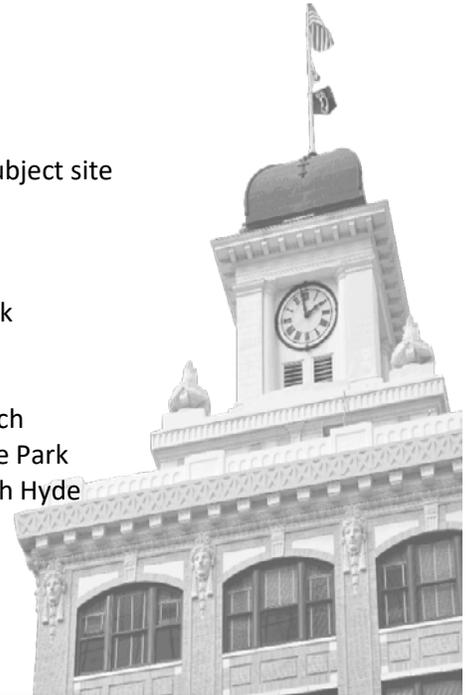
# REZONING STAFF REPORT REZ-26-0000002

**PROPERTY ADDRESS:** 1008 W LaSalle Street  
**APPLICANT:** James Lascara  
**PROPERTY OWNER:** J & S Bay Investments LLC  
**AUTHORIZED AGENT:** Giselle Mota/James Lascara  
**RELATED APPLICATIONS:** None  
**PRIOR APPLICATIONS:** None  
**FUTURE LAND USE:** R-20  
**HISTORIC LANDMARKS:** Local & National: None within 1,000 feet of the subject site

**CITY COUNCIL DISTRICT & REP. MEMBER:** District #5 – Young  
**CITY COUNCIL AT-LARGE (CITY-WIDE) MEMBERS:** Clendenin, Maniscalco, Hurtak

**OVERLAY DISTRICT:** West Tampa  
**NEIGHBORHOOD ASSOCIATION:** West Riverfront Neighborhood Crimewatch Association, Inc., West Tampa CRA Community Advisory Committee, North Hyde Park Civic Asso. Neighborhood Crime Watch, Armory Gardens Civic Association, North Hyde Park Civic Association, Inc.

**HEARING DATE:** 03/12/2026  
**DATE OF REPORT:** 03/05/2026  
**DATE OF SITE PLAN:** 02/04/2026



**CURRENT ZONING:**  
 RS-50 (Residential, Single-Family-50)

**REQUESTED ZONING:**  
 PD (Planned Development)  
 Residential, Single-Family, Semi-Detached

**WAIVER(S) REQUESTED:**

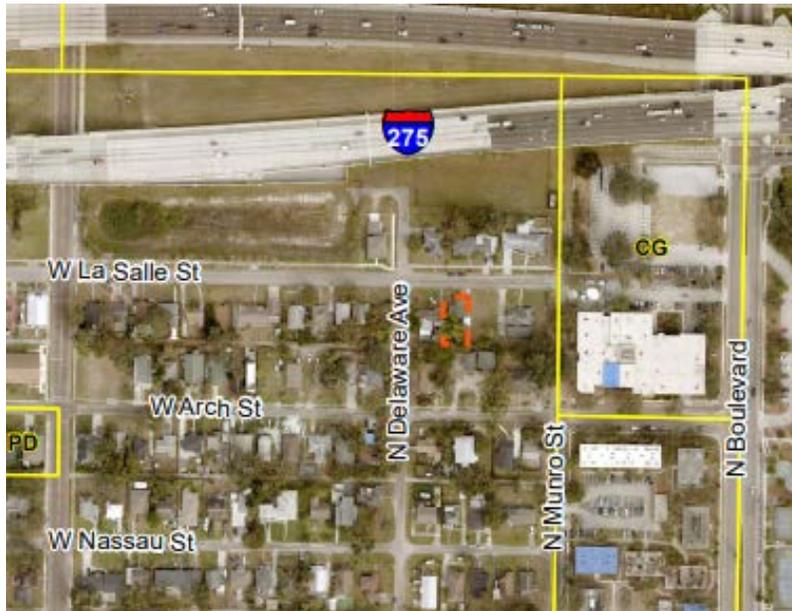
1. Section 27-241.2.c.5.1: Request to allow for vehicular access to the lot from the front rather than the alley.

**FINDINGS:**

The Development Review and Compliance staff has reviewed the petition and finds the request **INCONSISTENT** with the applicable City of Tampa Land Development Regulations. Notwithstanding staff’s finding of inconsistency, if City Council approves the application and waiver requested, the modifications to the site plan as shown on the submitted revision sheet must be completed between first and second reading.

# REZONING STAFF REPORT REZ-26-0000002

## LOCATION MAP:



## PROJECT INFORMATION:

Residential Unit Count (Maximum)	2 Units (with BPA)
Maximum Building Height	35'
Setbacks	North – 20', South - 10', East – 5', West – 5'
Existing Use of Property	Residential Single-Family
Lot Area (SF/Acreage)	4,750 SF (0.11 acres)
Lot Width	50' (West La Salle Street)
Lot Depth	95'
Parking Spaces Required	4 (2 spaces per unit)
Parking Spaces Provided	4 (2 spaces per unit)

## SURROUNDING USE INFORMATION\*:

LOCATION	ZONING	CURRENT USE
North	RS-50	Residential, Single Family Detached
South	RS-50	Residential, Single Family, Detached
East	RS-50	Residential, Single Family, Detached
West	RS-50	Residential, Single Family, Detached

\*RS-Residential, Single-Family

## SUMMARY OF REQUEST:

The applicant requests to rezone the property from Residential, Single-Family (RS-50) to Planned Development (PD), to allow the creation of two lots at a width of 25' each for the development of residential, single family semi-detached uses for a total of. The subject parcel site is located on the south side of West La Salle Street, between North Munro Street and North Delaware Avenue. The property site is currently developed with a single-family detached dwelling unit. The proposed two-story attached units will have front door orientation to West La Salle Street.

## REZONING STAFF REPORT REZ-26-0000002

Vehicle access to the units is designed through new concrete driveways with access from West La Salle Street. The applicant will provide a new five (5) foot sidewalk adjacent to West La Salle Street with pedestrian access from the sidewalk to the front entry for each unit. The subject site is in the West Tampa Overlay District and adjacent to an alley. Overlay standards require vehicular access from the alley when the alley is open and used. The alley located south of the property, while open, has been determined as unusable by Transportation Planning staff and therefore the applicant has requested a waiver to this standard to allow front access on La Salle Street.

The subject property is surrounded by one-story single-family detached units with RS-50 zoning to the north, west, east, and south. The zoning transitions to Commercial General (CG) as you move from the subject property one block east towards North Boulevard. The proposed use of residential single family semi-detached on the subject block proposing the creation of two 25' lots, is not an appropriate transition from the existing single-family detached to the west, east, and north. While rezonings have occurred in the immediate area west of Delaware Avenue, the subject block contains larger lots at widths of 100' and greater. There have been no recent rezonings on the subject block and the proposed 25' lots are inconsistent with the development pattern on this block between Delaware Avenue and Monroe Street.

The subject property has a future land use of R-20 which allows for development of up to 18 dwelling units per acre by right and up to 20 units per acre with bonus provisions met: or development of up to 0.5 floor area ratio (FAR). Given the size of this site at 4,750 square feet in area, a maximum of one (1) unit is allowed by-right. The applicant is proposing construction of two (2) semi-detached units which requires a bonus provision of \$25,191.60.

### **GENERAL REQUIREMENTS OF CODE/STAFF FINDINGS:**

Development Coordination  <b>Site Plan Modifications:</b> <ul style="list-style-type: none"> <li>• List waivers as listed on page 1 of this staff report.</li> <li>• Add the Folio number, FLU, and Zoning for all surrounding properties.</li> <li>• Update the setbacks on the site data table to say South: 20.5' to house façade, 14.5' to covered front porch.</li> <li>• Dimension the existing sidewalk along W. La Salle Street.</li> <li>• Call out the front entrances to each unit.</li> <li>• Remove the verbiage (40' to projections per Sec. 27-158) on the building height.</li> <li>• See findings in staff analysis provided below.</li> </ul>	Inconsistent
Natural Resources  <b>Site Plan Modifications:</b> <ul style="list-style-type: none"> <li>• Add the 10" Laurel Oak to the tree table as a debit.</li> </ul>	Consistent
Transportation	Consistent
LDC ROW	Consistent
Hillsborough County City/County Planning	Consistent
Urban Design  <b>Site Plan Modifications:</b> <ul style="list-style-type: none"> <li>• Add the following note: All development on site to comply with City of Tampa Sec. 27-241 West Tampa Overlay Standards unless otherwise waived herein.</li> </ul>	Consistent

## REZONING STAFF REPORT REZ-26-0000002

Solid Waste	Consistent
Stormwater	Consistent
Wastewater	Consistent
Tampa Fire Rescue	Consistent
Water	Consistent

**APPLICATION CRITERIA/ANALYSIS:** City Council must consider the purpose for a site plan-controlled rezoning when deciding the outcome of a rezoning case:

**Sec. 27-136. Purpose**

The purpose of this article is to provide for zoning districts that recognize unique conditions, allow design flexibility, and promote planned diversification and integration of uses and structures, which other zoning districts cannot accommodate. Through this process City Council retains authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare, with the exception of standard technical requirements, as described in this section. The intent of these site plan zoning districts is to provide standards and requirements which:

- (1) Promote the efficient and sustainable use of land and infrastructure, with careful consideration of potential adverse impacts to onsite natural elements, surrounding impacted neighborhood(s), and cultural resources. ***The applicant proposes the development of the subject site with two (2) single family semi-detached units. Natural Resources code requirements will be met through the applicant’s proposal, reducing potential impacts to the surrounding neighborhood. The applicant is proposing Type 1 trees along the southern boundary adjacent to the alley.***
- (2) Allow the integration of different land uses and densities in one (1) development that would not otherwise be provided for or allowed under general zoning districts established in this chapter, which encourage compatibility in overall site design and scale, both internal and external to the project site. ***Not applicable.***
- (3) Provide a procedure which can relate the type, design and layout of residential and nonresidential development to the particular site. ***Not applicable.***
- (4) Acknowledge changing needs, technologies, economics and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts under unified control as well as allowing flexibility in the redevelopment of older areas of the city. ***Not applicable.***
- (5) Encourage flexible land development which reduces transportation needs, conserves energy, and will maximize the preservation of natural resources, such as streams, lakes, floodplains, groundwater, wooded areas, uplands, and areas of unusual beauty or importance to the natural ecosystem; open space; greenspace; and, historical and archaeological sites. ***The applicant is proposing two (2) Type 1 trees along the alley to the south. The applicant is providing the required 700 SF of greenspace. The applicant proposes stormwater through retention located on the west and east side of the units.***
- (6) Promote and encourage development where appropriate in location, character, and compatibility with the surrounding impacted neighborhood(s), built environment, and existing geography. ***The proposed development will not provide appropriate infill development and is inconsistent with the development pattern on the subject block. The site is surrounded by single-family detached dwellings to the north, south, east, and west with the lots to the***

## REZONING STAFF REPORT REZ-26-0000002

*north, east and southeast developed at widths greater than 100'. The proposed development of one two-story building, with two residential single family attached units at a lot width of 25' each is not compatible with the surrounding development in the immediate block between Delaware Avenue and Monroe Street.*

*The prominent structures are existing single family detached one-story homes on the subject block. The proposed lots are not compatible with the existing built environment with the subject block with the predominant lot width containing over 100' or greater. On the north side of West La Salle Street there are three properties built between 1954 and 1973, with two of those parcels developed at a width of 100' or greater; and one parcel developed at a width of 53'. On the south side of West La Salle Street between Delaware Avenue and Munro Street there are three parcels (including the subject parcel), with one parcel developed at over 100' to the east and one parcel developed at 53'. These homes were built between 1943 and 1950. Southeast of the subject property at the northwest corner of Arch and Munro Streets is developed at a width of 100' or greater.*

- (7) Promote more desirable living and working environments than would be possible through the strict application of minimum requirements of other zoning districts. ***The subject site is currently zoned RS-50. The applicant is requesting a change in zoning to PD, in order to permit two (2) single-family semi-detached units with each containing lot frontage of 25', which otherwise would not be allowed in RS-50 single family district. The applicant is also requesting a bonus provision to permit the two units.***
- (8) Promote architectural features and elements, which complement the surrounding community and enhance the overall quality of the development. ***The proposed elevations show a two-story structure with front entry on La Salle Street.***
- (9) Promote the retention and reuse of existing building stock. ***Any existing structures on site will be demolished.***

### **Sec. 27.282.8. - Single-family, semi-detached design standards**

#### (c) Design requirements.

(1) The ground floor entrances (front doors) to the dwelling units shall face a street right-of-way (not including alleys), rather than the side or corner lot lines. Entrances may face interior courts, plazas, or similar design element, with the approval of an alternative design by the zoning administrator. ***This standard is met.***

(2) A minimum of one (1) parking space shall be provided in a garage or a carport, either of which must be structurally integrated within the principal dwelling unit. ***This standard is met, each unit contains a one-car enclosed garage and one parking space in the drive aisle accessed from West LaSalle Street.***

### **Sec. 27-139(4) Waivers**

The following are the criteria for consideration of a waiver through a site plan-controlled rezoning:

- a. The design of the proposed development is unique and therefore is in need of waiver(s); however, with waiver(s) granted, the purpose and intent this article stated in Section 27-136 is met.
- b. The waiver, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the waiver.
- c. The waiver is in harmony with and serves the general intent and purpose of this Chapter, other applicable City of Tampa land development regulations, and the adopted Tampa Comprehensive Plan.
- d. Allowing the waiver will result in substantial justice being done, considering both the public benefits intended to be secured by this Chapter, other applicable City of Tampa land development regulations, the Tampa Comprehensive Plan, and the individual hardships that will be suffered by a failure of City Council to grant a waiver.

# REZONING STAFF REPORT REZ-26-0000002

Submitted & Completed by:

Stephanie Pope

Urban Planner II

Development Coordination

# REZONING STAFF REPORT REZ-26-0000002

## Revision Sheet

### Development Coordination

#### Site Plan Modifications:

- List waivers as listed on page 1 of this staff report.
- Add the Folio number, FLU, and Zoning for all surrounding properties.
- Update the setbacks on the site data table to say South: 20.5' to house façade, 14.5' to covered front porch.
- Dimension the existing sidewalk along W. La Salle Street.
- Call out the front entrances to each unit.
- Remove the verbiage (40' to projections per Sec. 27-158) on the building height.

### Natural Resources

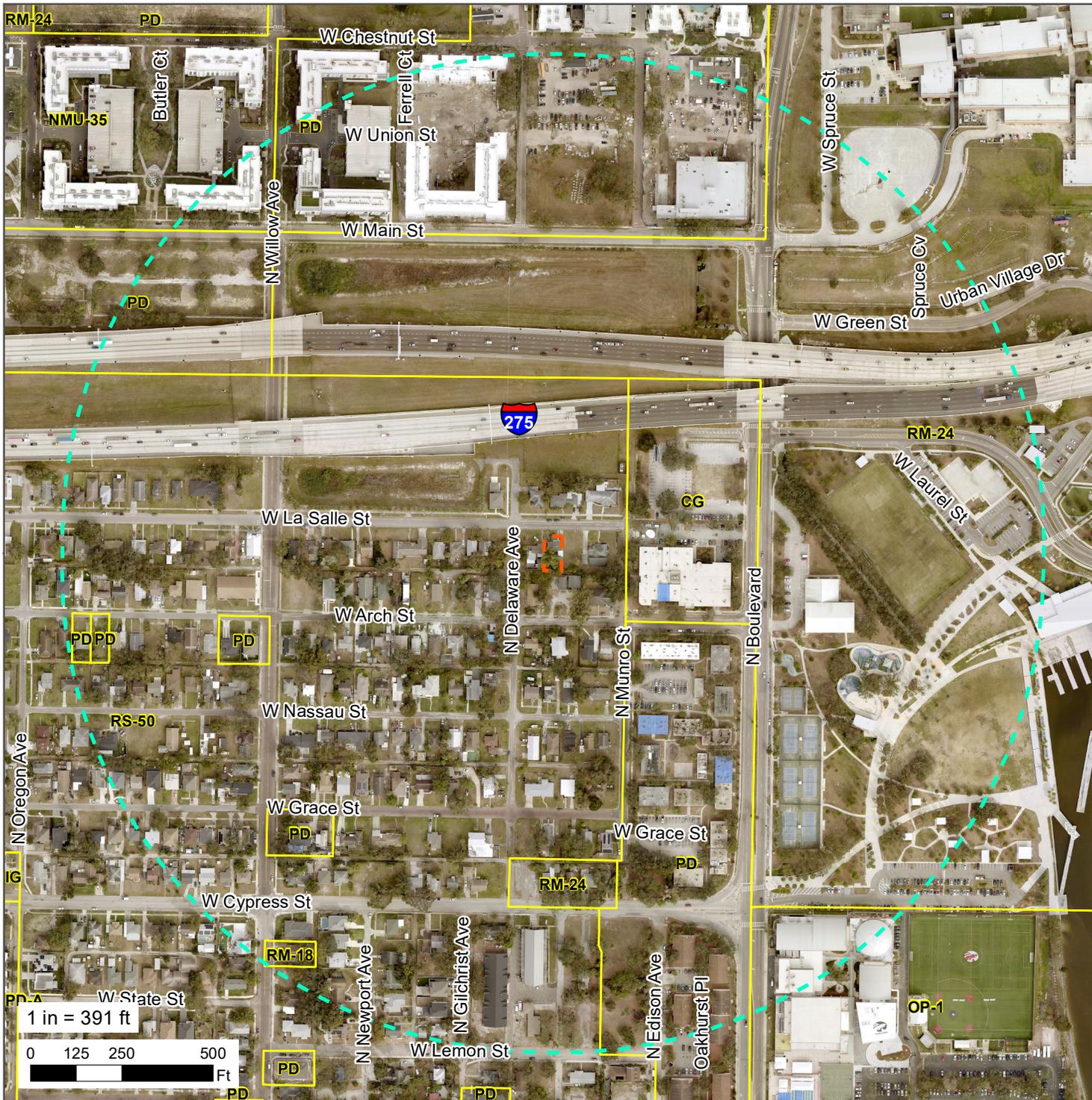
#### Site Plan Modifications:

- Add the 10" Laurel Oak to the tree table as a debit.

### Urban Design

#### Site Plan Modifications:

- Add the following note: All development on site to comply with City of Tampa Sec. 27-241 West Tampa Overlay Standards unless otherwise waived herein.



# Request to Rezone

REZ-26-000002  
1008 W La Salle St

RS-50 to PD

 Subject Property  
 Zoning  1,320' Buffer

★ Historic Landmark Local  
None

★ Historic Landmark National  
None



DISCLAIMER: information represented on this map is for reference only. Every effort has been made to verify the information. However, the data is dynamic and accuracy is not guaranteed. Users are urged to report inconsistencies so updates can be made accordingly.

Prepared by Development & Growth Management  
Right of Way & Mapping Section

January 12, 2026

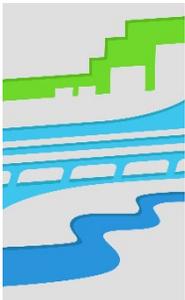


Jane Castor, Mayor



**Hillsborough County  
City-County  
Planning Commission**

<b>City of Tampa Rezoning</b>	
<b>Hearing Date:</b> March 12, 2026  <b>Report Prepared:</b> February 26, 2026	<b>Petition: REZ 26-02</b>  <b>1008 West La Salle Street</b>  <i>Located approximately 300 feet east of the corner of West La Salle Street and North Delaware Avenue</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-20 (20 du/ga; 0.50 FAR)</b>
<b>Planning Area:</b>	Central Tampa
<b>Zoning:</b>	Residential, Single-Family-50 (RS-50) to Planned Development (PD) to allow development of two single-family semi-detached dwelling units
<b>Parcel Size (Approx.):</b>	4,750 square feet (0.11± acres)
<b>Urban Village:</b>	West Tampa
<b>Street Functional Classification:</b>	West La Salle Street – <b>Local</b>



**Context:**

The request is to rezone the subject site from Residential, Single-Family-50 (RS-50) to Planned Development (PD). The subject site is currently vacant.

- The 0.11± acre subject site is located within the Central Tampa Planning District, and more specifically the West Riverfront Neighborhood.
- The subject site is located within the West Tampa Urban Village. Specific policy guidance related to development in urban villages is provided in the Comprehensive Plan (*LU Policies 5.1.1 through 5.1.9*).
- The subject site is within the **Residential-20 (R-20)** Future Land Use designation. This category supports medium and lower-density residential dwellings, limited neighborhood-serving commercial uses, compatible public/quasi-public, and special uses (churches, schools, recreational and daycare facilities). Non-residential uses are subject to meeting locational criteria in the Comprehensive Plan.
- The subject site can be considered for one residential dwelling unit without a bonus (18 du/ga) or two dwelling units (20 du/ga) with a Bonus Provision Agreement approved by Tampa City Council. Alternatively 2,375 square feet (0.50 FAR) of non-residential uses can be considered, subject to locational criteria.
- This portion of West La Salle Street, between North Delaware Avenue and North Munro Street, is developed with single-family detached dwelling units. The surrounding area contains a mixture of uses, primarily single-family residential with two-family uses to the south and multi-family to the east. Public/quasi-public uses, including Julian B. Lane Riverfront Park to the east and First Baptist Church of Tampa exist to the west. Directly north of the subject site is Interstate 275.
- Julian B. Lane Riverfront Park is the closest public recreational facility located one block east of the subject site.
- The subject site is approximately 200 feet northwest of the nearest transit stop, situated at the intersection of West Arch Street and North Boulevard. This stop is serviced by HART Route #7, providing service to Downtown Tampa and West Tampa.
- The subject site is within the Coastal Planning Area, specifically Evacuation Zone B. Rezoning in the Coastal Planning Area that increase the number of residential units shall mitigate its impact on shelter space demands based on shelter space LOS (*CM Policy 1.2.2*).

### **Compliance with the Comprehensive Plan:**

The following Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

### **Objectives and Policies of the Tampa Comprehensive Plan:**

#### ***City Planning Strategy***

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

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

*LU Policy 2.1.2: Use limited land resources more efficiently and pursue a development that is more economically sound, by encouraging infill development on vacant and underutilized sites.*

#### ***The Public Realm***

*LU Objective 4.4: Reinforce the design quality, function and character of connections among public places and centers of activity, recognizing that they are places in their own right and an important part of the public realm.*

*LU Policy 4.4.6: Recognize the significant design role of alleys in defining the character of traditional Tampa neighborhoods with regard to access and building orientation.*

#### ***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.*

*LU Policy 5.1.3: Ensure that redevelopment projects in urban villages are designed for pedestrian traffic and connect and support a citywide transit system.*

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

#### ***Land Development Regulations – Goals, Objectives, and Policies***

*LU Objective 8.15: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes.*

*LU Policy 8.15.1: Development shall not exceed the densities and intensities as defined by the land use plan categories, and incorporated herein as reference.*

*LU Policy 8.15.2: Each land use plan category shall have a unique set of zoning districts that may be permitted within the land use plan category, as adopted in the Zoning Code. Zoning districts which are not included in the table/ matrix shall neither be applied for, nor approved.*

**Overall Residential Development and Redevelopment**

*LU Objective 9.2: Ensure that there is an adequate amount of land planned for residential purposes to accommodate the projected population.*

*LU Policy 9.2.1: Protect, promote and maintain residential neighborhoods, in order to preserve an adequate amount of residential land for existing and future population growth.*

*LU Policy 9.2.6: Encourage single family attached and multi-family developments to be designed to include orientation of the front door to a neighborhood sidewalk and street.*

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

*LU Policy 9.3.8: 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.*

**Multifamily Residential Areas**

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

*LU Policy 9.6.1: Encourage the development and retention of a diversity of multifamily housing types to meet the needs of Tampa’s present and future populations.*

*LU Policy 9.6.2: Promote a residential development pattern consistent with the compact city form strategy, with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.*

*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.*

**Low Medium Density Multifamily Areas**

*LU Objective 9.7: Provide opportunities for infill development in areas already characterized by low to low medium density multifamily development and create transitions in development intensity between single-family zones and more intensive multi- family or commercial areas.*

*LU Policy 9.7.1: Provide opportunities for attached housing at slightly higher densities than single-family areas.*

*LU Policy 9.7.2: Maintain compatibility with single-family development through limits on the permitted height and bulk of new development.*

**Mobility Section – Provide Multimodal Options**

*MBY Objective 1.5: Preserve, strengthen, and explore opportunities to reconnect the grid and provide connections for all modes to alleviate pressure on existing roadways and build a network of complete streets.*

*MBY Policy 1.5.1: Ensure that the historic grid, including streets, alleys and right of ways, are preserved in form and function.*

*MBY Objective 1.8: Enforce development's requirements and contributions toward improving on-site multimodal access and safety.*

*MBY Policy 1.8.1: Continue to require development to construct sidewalks adjacent to the property frontage or require payment of a sidewalk in-lieu fee, adjusted for present day average costs, inclusive of survey, design, and construction, into the Sidewalk Trust Fund.*

### **Infrastructure – Goals, Objectives, and Policies**

*INF Objective 1.1: Continue to coordinate the orderly provision of public facilities with public and private development activities in a manner that is compatible with the fiscal resources of the City through the continued implementation of the Concurrency Management System.*

*INF Policy 1.1.17: Permit limited amounts of development consistent with the desire to maintain the general intensity of development that presently characterizes the multifamily, commercial, and industrial areas outside of urban centers and villages and direct the greatest share of growth to the urban centers and villages.*

*INF Policy 1.1.18: Promote a residential development pattern consistent with the compact city form strategy, with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.*

### **Adequate Sites to Accommodate Housing Needs**

*HSG Objective 1.3: Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Tampa's households now and in the future in all neighborhoods.*

*HSG Policy 1.3.4: Encourage new housing on vacant, infill, or underutilized land.*

### **Hurricane Evacuation and Shelters**

*CM Objective 1.2: Maintain and reduce hurricane clearance times within the City as a component of maintaining and reducing evacuation times for Hillsborough County and the Region.*

*CM Policy 1.2.2: Rezoning in the Coastal Planning Area that increase the number of residential units shall mitigate the impact on shelter space demands based on the shelter space LOS.*

### **Staff Analysis of Goals, Objectives, and Policies:**

**The applicant is requesting a Planned Development (PD) rezoning approval. This site falls within the Residential-20 designation, which allows consideration of single-family semi-detached uses (LU Policy 8.15.2). This rezoning will provide compatible infill development in an area planned for 20 dwelling units per acre on a currently vacant site (LU Policy 2.1.2).**

**Situated along West La Salle Street, the surrounding area is characterized by single-family detached uses, with multi-family development to the east along North Munro Street designated CMU-35. This portion of West La Salle Street, excluding the subject site, is developed at an existing density of 5.8 dwelling units per acre (based on 11 sample sites),**

approximately 28% of the density anticipated under the Residential-20 designation. If approved, the PD would allow for the development of two dwelling units at a density of 18.18 units per acre, as the applicant has entered into a Bonus Provision Agreement with the City of Tampa (*LU Policy 8.15.1*). While this is higher than the average density along this portion of West La Salle Street, Planning Commission staff have found that the proposed rezoning would allow for a development pattern envisioned by the Comprehensive Plan. The request will provide opportunities for housing at slightly higher densities than in the surrounding area, which is supported by the Comprehensive Plan (*LU Policy 9.7.1*).

The site plan supports Comprehensive Plan policies related to the design of single-family attached uses, and the inclusion of sidewalks in new developments. Both units are oriented with front doors facing West La Salle Street consistent with LU Policy 9.2.6. Additionally, a sidewalk along West La Salle Street is provided, consistent with MBY Policy 1.8.1. The Comprehensive Plan also encourages the use of alleys to preserve the character of traditional neighborhoods in Tampa (*LU Policy 4.4.6; MBY 1.5.1*). However, in correspondence from the City of Tampa Transportation Department uploaded to Accela on January 13, 2026, staff indicated that while the adjacent alley is open, it is unpaved and shows no apparent evidence of regular vehicular use. Based on these existing conditions, the Transportation Department recommended that the City support the applicant's request for a waiver of the alley access requirement.

The request supports many of the policies in the Comprehensive Plan as it relates to housing the city's population. The Comprehensive Plan promotes a development pattern consistent with the compact city form strategy, which encourages infill development near transit and employment services, and on vacant land (*LU Policies 2.1.1, 9.6.1, 9.6.2, HSG Policy 1.3.4*). Additionally, the request will provide additional housing and pedestrian infrastructure within the West Tampa Urban Village consistent with the Plan's guidance to direct the "greatest share of growth" to Urban Villages (*LU Policy 5.1.3; INF Policy 1.1.17, 1.1.18; HSG Policy 1.3.4*). The proposed rezoning supports these policies while encouraging new housing on vacant land.

The subject site is not within the Coastal High Hazard Area but is located within Evacuation Zone B. Rezoning in the Coastal Planning Area that increase the number of residential units shall mitigate the impact on shelter space demands based on the shelter space Level of Service. The applicant shall coordinate any hurricane mitigation payments with Hillsborough County and the City of Tampa at the time of permitting (*CM Policy 1.2.2*).

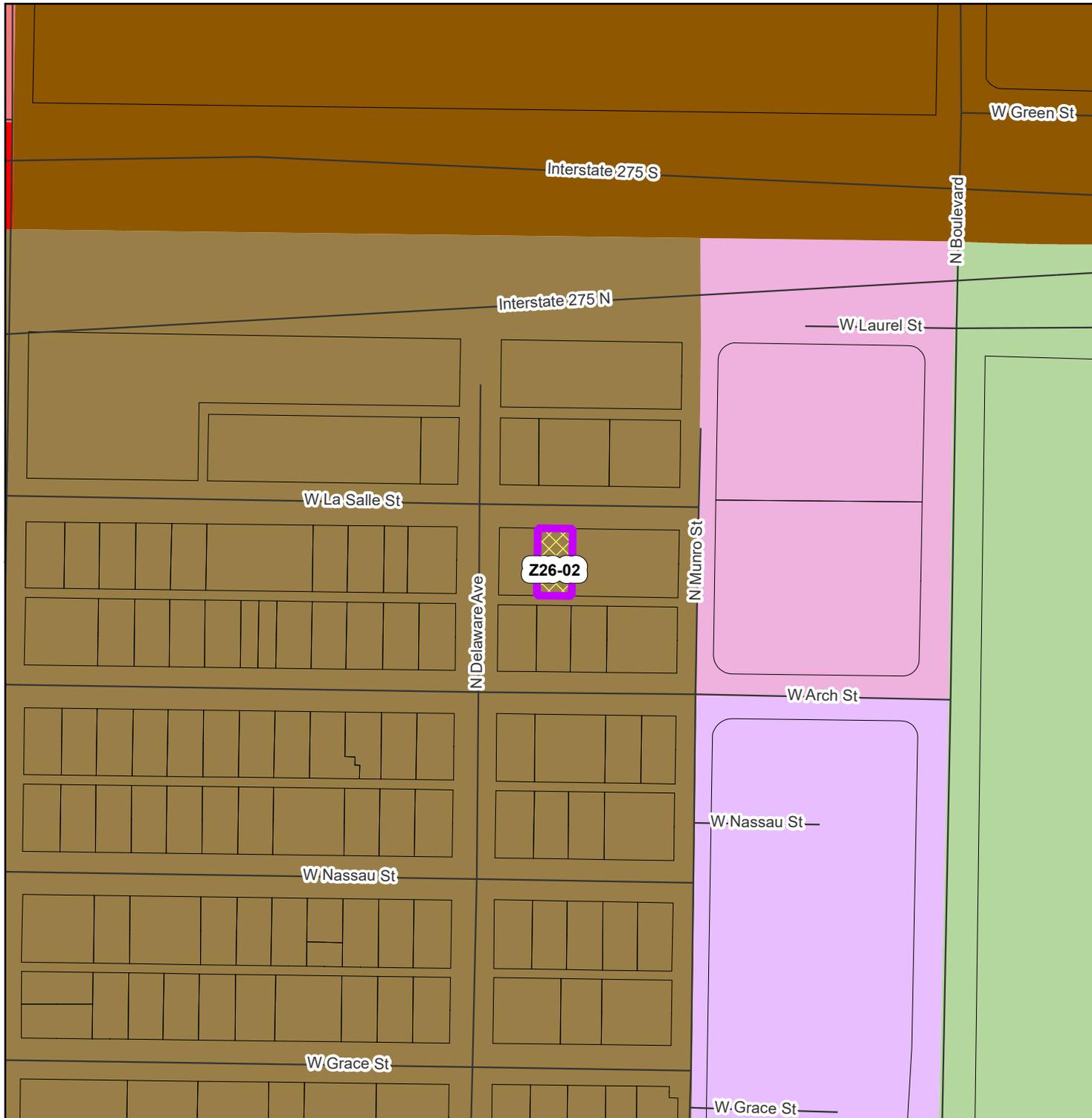
In summary, the request is comparable and compatible with the surrounding area and is consistent with the long-range development pattern encouraged under the Residential-20 Future Land Use category (*LU Policies 5.1.4, 9.2.1, 9.3.8, 9.6.4, 9.7.2*).

**Recommendation:**

Based on the above considerations, the Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the provisions of the *Tampa Comprehensive Plan*.

# CITY OF TAMPA

Future Land Use  
**Z26-02**  
 1008 W. La Salle St.  
 From: RS-50 (Residential Single-Family)  
 To: PD (Planned Development)



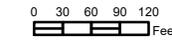
## Legend

- Rezoning**
- call other values-
- STATUS**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING
- Tampa Service
- Urban Service
  - Shoreline
  - County Boundary
  - Jurisdiction Boundary
  - Roads
  - Parcels
  - wam.BOUNDARY.Jurisdiction\_Line
- RURAL ESTATE-10 (.25 FAR)
  - RESIDENTIAL-3 (.35 FAR)
  - RESIDENTIAL-6
  - RESIDENTIAL-10 (.35 FAR)
  - RESIDENTIAL-20 (.50 FAR)
  - RESIDENTIAL-35 (.60 FAR)
  - RESIDENTIAL-50 (1.0 FAR)
  - RESIDENTIAL-83 (.65 FAR)
  - SUBURBAN MIXED USE-3 (.25 FAR)
  - SUBURBAN MIXED USE-6 (.50 FAR)
  - NEIGHBORHOOD MIXED USE-16 (.50 FAR
  - NONRESIDENTIAL USES, .75 FAR VERTICAL MIXED-USE OR RESIDENTIAL ONLY)
  - NEIGHBORHOOD MIXED USE-24 (.75 FAR
  - NONRESIDENTIAL USES, 1.0 FAR VERTICAL MIXED-USE OR RESIDENTIAL ONLY)
  - NEIGHBORHOOD MIXED USE-35 (1.0 FAR
  - NONRESIDENTIAL USES, 1.5 FAR VERTICAL MIXED-USE OR RESIDENTIAL ONLY)
  - GENERAL MIXED USE-24 (1.5 FAR)
  - URBAN MIXED USE-60 (3.25 FAR)
  - COMMUNITY MIXED USE-35 (2.0 FAR)
  - TRANSITIONAL USE-24 (1.5 FAR)
  - REGIONAL MIXED USE-100 (3.5 FAR)
  - MUNICIPAL AIRPORT
  - COMMUNITY COMMERCIAL-35 (2.0 FAR)
  - LIGHT INDUSTRIAL (1.5 FAR)
  - HEAVY INDUSTRIAL (1.5 FAR)
  - RECREATIONAL/OPEN SPACE
  - PUBLIC/SEMI-PUBLIC
  - MAJOR ENVIRONMENTALLY SENSITIVE AREAS
  - CENTRAL BUSINESS DISTRICT
  - MAC DILL AIR FORCE
  - WATER
  - RIGHT OF WAY
  - TRANSITIONAL AREA (DUE TO

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

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ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 2/11/2026  
 Author: Jerid McAdoo  
 File: C:\Users\mcaadoo\Desktop\Rezoning.mxd

