



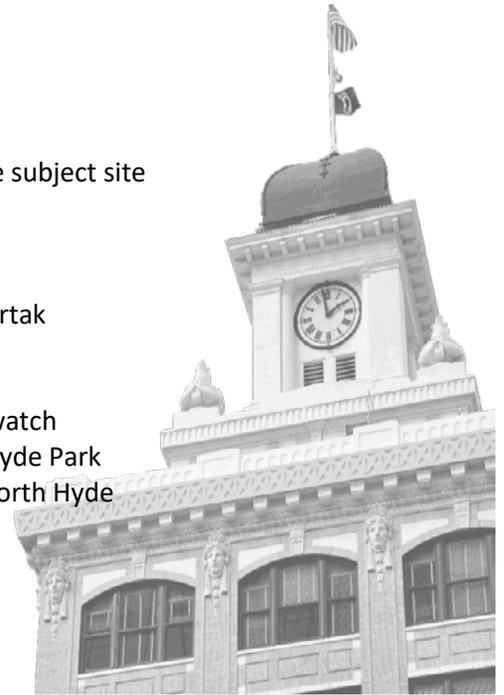
REZONING STAFF REPORT REZ-26-0000003

PROPERTY ADDRESS: 1307 W LaSalle Street
APPLICANT: Poseidon25 Developments, LLC - James Lascara
PROPERTY OWNER: Artest4cato 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:

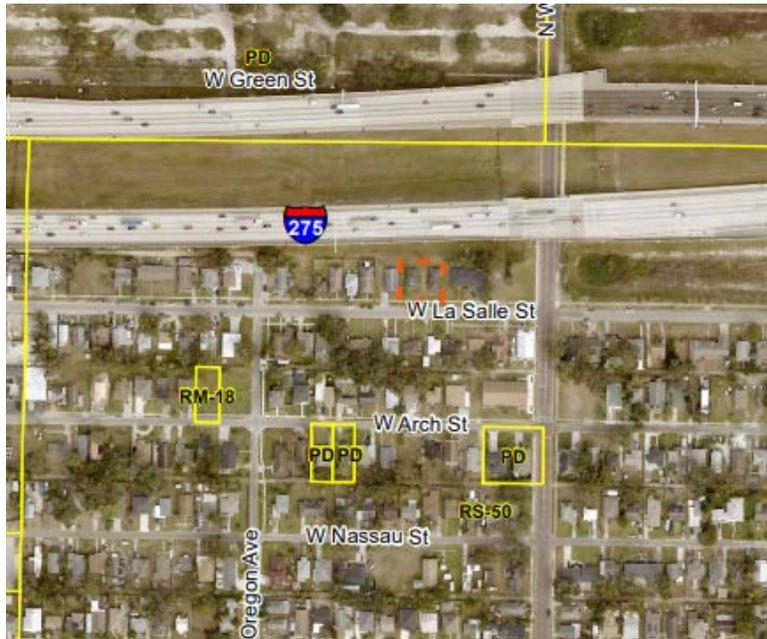
1. Section 27-241 2 (c) 5: Request to allow for vehicular access to the lot from the front rather than the alley.
2. Section 27-162: Request to reduce building separation from 15’ to 10’ 8”.

FINDINGS:

The Development Review and Compliance staff has reviewed the petition and finds the request **CONSISTENT** with the applicable City of Tampa Land Development Regulations. Should City Council approve 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.

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LOCATION MAP:



PROJECT INFORMATION:

Residential Unit Count (Maximum)	4 Units
Maximum Building Height	35'
Setbacks	North – 10', South - 16', East – 5', West – 5'
Existing Use of Property	Residential Single-Family
Lot Area (SF/Acreage)	9,583 SF (0.22 acres)
Lot Width	100' (West La Salle Street)
Lot Depth	95'
Parking Spaces Required	8 (2 spaces per unit)
Parking Spaces Provided	8 (2 spaces per unit)

SURROUNDING USE INFORMATION*:

LOCATION	ZONING	CURRENT USE
North	RS-50	Interstate-275
South	RS-50	Residential, Single Family, Detached
East	RS-50	Residential, Single Family, Detached
West	RS-50	Residential, Single Family, Semi-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 for the development of residential, single family semi-detached uses, for four (4) dwelling units. The subject site is located on the north side of West La Salle Street, between North Willow Avenue and North Oregon Avenue.

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The site is currently developed with two (2) single-family semi-detached dwelling units. The proposed two-story attached units will have front door orientation to West La Salle Street.

Vehicle access to the units is designed through new concrete driveways with access from West La Salle Street. There is an existing sidewalk adjacent to West La Salle Street with pedestrian access from the sidewalk to the front entry for each unit.

The subject site is surrounded by single-family detached units with RS-50 zoning to the west, east, and south. To the north of the subject site is Interstate-275. There are several Planned Developments (PD) in the immediate area. One PD (File # REZ-17-34; Ord. 2017-96) is two blocks south of the site on W. Arch Street and was approved in 2017 for single family detached uses. Another PD (File # REZ-25-68; Ord. 2025-108) two blocks south of the site on W. Arch Street was approved in 2025 for single family semi-detached uses. There is also a recent RM-18 (File # REZ-24-37; Ord. 2024-71) rezoning approved in 2024. The proposed use of residential single family semi-detached is an appropriate transition from the existing semi-detached units on the west to the residential single family, detached development to the east, west, and south.

The subject site is in the West Tampa Overlay District. The subject site 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 9,583 square feet in area, a maximum of three (3) units is allowed by-right. The applicant is proposing construction of four (4) units which requires a bonus provision for the one additional unit. The applicant has entered into a bonus agreement and agrees to pay \$24,788.40.

GENERAL REQUIREMENTS OF CODE/STAFF FINDINGS:

Development Coordination Site Plan Modifications: <ul style="list-style-type: none"> • 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: South: 16’ to house façade, 10’ to covered front porch. • Dimension the existing sidewalk along W. La Salle Street and internal sidewalks. • Call out the front entrances to each unit. • Remove the verbiage (40’ to projections per Sec. 27-158) on the building height. 	Consistent
Natural Resources	Consistent
Transportation	Consistent
LDC ROW	Consistent
Hillsborough County City/County Planning	Consistent
Urban Design Site Plan Modifications: <ul style="list-style-type: none"> • Add the following note: All development on site to comply with City of Tampa Sec. 27-241 West Tampa Overlay Standards. 	Consistent
Solid Waste	Consistent

REZONING STAFF REPORT REZ-26-0000003

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 property with four (4) 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 north portion of the property along 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 four (4) Type 1 trees along the alley to the north. The applicant is providing the required 1400 SF of greenspace by providing 350 SF per unit. The applicant is showing stormwater provided on site through retention on the sides 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 provide appropriate infill development. The property is surrounded by single-family detached dwellings to the south and east. The proposed use of two (2) two-story buildings, with four residential single family semi-detached units at a maximum height of 35' is compatible with the surrounding residential uses in the immediate area. One***

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PD (File # REZ-17-34; Ord. 2017-96) is south of the site on W. Arch Street and was approved in 2017 for single family detached uses. Another PD (File # REZ-25-68; Ord. 2025-108) south of the site on W. Arch Street was approved in 2025 for single family semi-detached uses. There is also a recent RM-18 (File # REZ-24-37; Ord. 2024-71) rezoning approved in 2024.

- (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 property is currently zoned RS-50 which allows for one unit. The applicant is requesting a change in zoning to PD, in order to permit two (2) buildings with a total of four (4) units (each building containing two units), which otherwise would not be allowed in RS-50 single family district. The request allows opportunity to provide alternative housing stock options and replace the existing semi-detached units.**
- (8) Promote architectural features and elements, which complement the surrounding community and enhance the overall quality of the development. **The property is in the West Tampa Overlay. The proposed elevations and architectural style are complimentary to the surrounding community, and meet the overlay requirements with exception of one waiver required for vehicle access.**
- (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.

Submitted & Completed by:

Stephanie Pope
Urban Planner II
Development Coordination

REZONING STAFF REPORT REZ-26-0000003

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: 16' to house façade, 10' 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.

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.



Request to Rezone

REZ-26-000003
1307 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

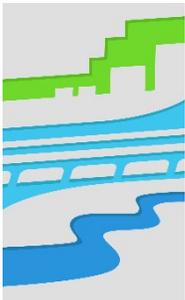


Jane Castor, Mayor



**Hillsborough County
City-County
Planning Commission**

City of Tampa Rezoning	
Hearing Date: March 12, 2026	Petition: REZ 26-03
Report Prepared: February 26, 2026	1307 West La Salle Street <i>Located approximately midblock on West La Salle Street, between North Willow Avenue and North Oregon Avenue</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-20 (20 du/ga; 0.50 FAR)
Planning Area:	Central Tampa
Zoning:	Residential, Single-Family-50 (RS-50) to Planned Development (PD) to allow the development of four single-family semi-detached dwelling units
Parcel Size (Approx.):	9,583± square feet (0.22± acres)
Urban Village:	West Tampa
Street Functional Classification:	West La Salle Street – Local



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 0.22± acre subject site is situated 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 three residential dwelling units (18 du/ga) without a bonus, or up to four dwelling units (20 du/ga) with the approval of a Bonus Provision Agreement by Tampa City Council. Alternatively, approximately 4,791 square feet (0.50 FAR) of non-residential use may be considered, subject to locational criteria.
- This portion of West La Salle Street, between North Willow Avenue and North Oregon Avenue, is developed with a mixture of uses including single-family detached, two-family and public/quasi-public uses as a part of the First Baptist Church of West Tampa. The surrounding area is primarily single-family residential with a concentration of multi-family development to the east along North Munro Street and Interstate 275 directly to the north.
- Julian B. Lane Riverfront Park is the closest public recreational facility, located approximately 0.3 miles southeast of the subject site.
- The subject site is approximately 0.15 miles southwest of the nearest transit stop at the intersection of West Main Street and North Willow Avenue. This stop is serviced by HART Route #7, providing transportation to Downtown Tampa and West Tampa.
- The subject site is within the Coastal Planning Area, specifically Evacuation Zone C. 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 multifamily and single-family attached infill development (*LU Policy 8.15.2*). This rezoning will provide compatible infill development in an area planned for 20 dwelling units per acre, as the applicant has entered into a Bonus Provision Agreement with the City of Tampa (*LU Policies 2.1.2, 8.15.1*).

Situated along West La Salle Street, the surrounding area is primarily characterized by single-family detached uses, with scattered two-family and public/quasi-public directly to the south and west, including the First Baptist Church of West Tampa. This portion of West

La Salle Street, between North Willow Avenue and North Oregon Avenue, excluding the subject site, is developed at an existing density of 12.5 dwelling units per acre (based on 7 sample sites), approximately 62.5% of the density anticipated under the Residential-20 designation. If approved, the PD would allow the potential development of four dwelling units at a density of 18.18 units per acre. The proposed development reflects the existing development pattern and average density for 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 Comprehensive Plan encourages front doors for single-family attached uses to face a neighborhood sidewalk or street. The PD addresses this policy as front doors to the proposed units are oriented toward West La Salle Street (*LU Policy 9.2.6, 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 within proximity to transit and employment services, and on vacant land (*LU Policies 2.1.1, 9.6.2, HSG Policy 1.3.4*). Additionally, the request will provide additional housing and pedestrian infrastructure to the West Tampa Urban Village, consistent with the Plan's policies that direct the "greatest share of growth" to Urban Villages (*LU Policies 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 underutilized land.

The subject site is not within the Coastal High Hazard Area but is located within Evacuation Zone C. Rezonings 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*).

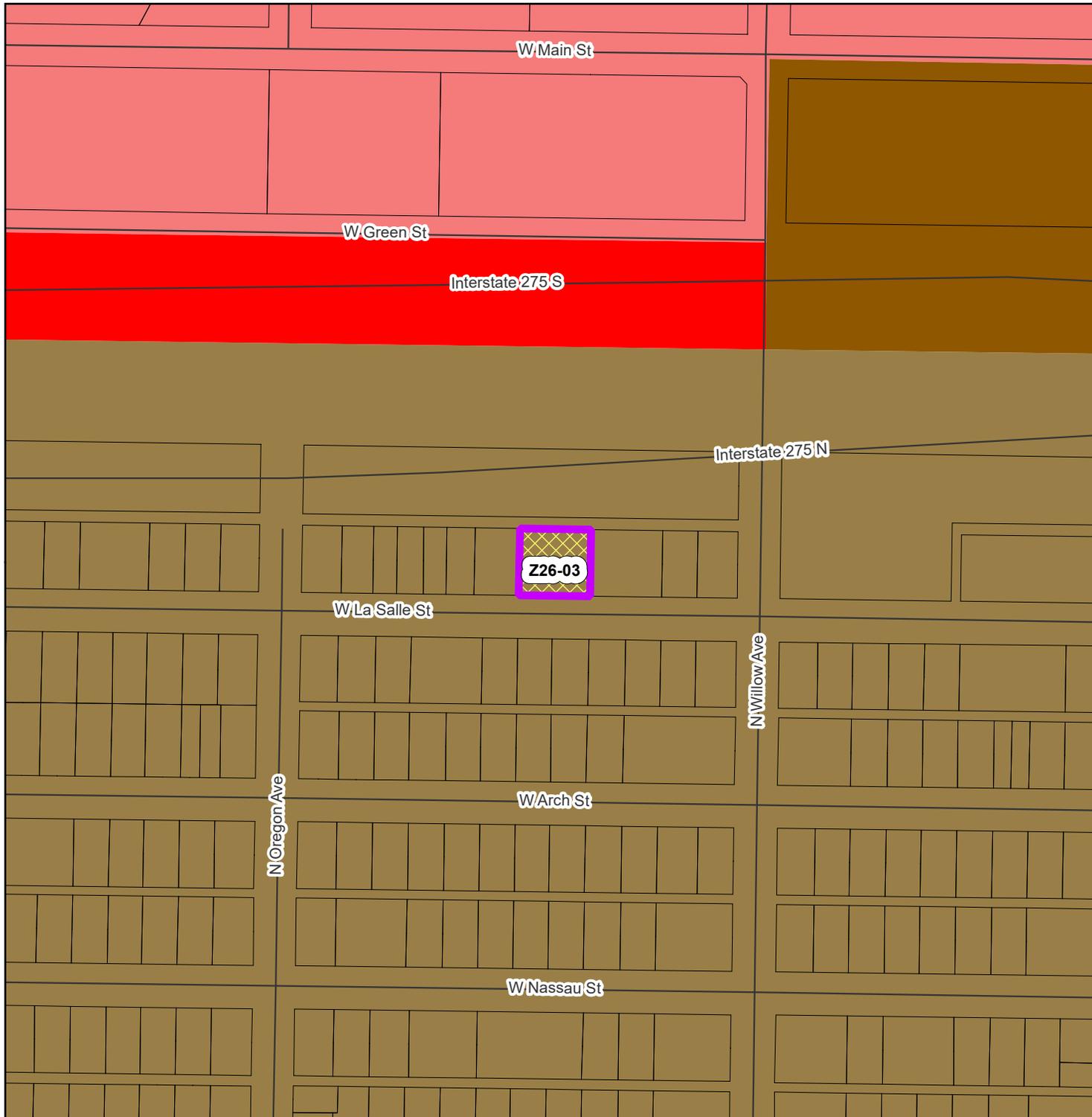
In summary, the request is comparable and compatible with the surrounding area and is consistent with the long-range development pattern encouraged under the Residential-20 Future Land Use category (*LU Policies 5.1.4, 9.2.1, 9.3.8, 9.6.4, 9.7.2*).

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
Z26-03
 1307 W. La Salle St.
 From: RS-50 (Residential Single-Family)
 To: PD (Planned Development)



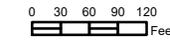
Legend

- Rezoning**
- <call other values>
- STATUS**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- Tampa Service
- Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Roads
 - Parcels
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- 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\jmcadoo\Desktop\Rezoning.mxd

