

REZONING STAFF REPORT REZ-25-0000126

PROPERTY ADDRESS: 4102 N. 22nd Street
APPLICANT: Mario Espaillat
PROPERTY OWNER: Rase Properties
AUTHORIZED AGENT: Mario Espaillat
RELATED APPLICATIONS: None
PRIOR APPLICATIONS: None
FUTURE LAND USE: Community Mixed Use-35 (CMU-35)
HISTORIC LANDMARKS: Local: Memorial Park Cemetery
 National: None

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

OVERLAY DISTRICT: East Tampa
NEIGHBORHOOD ASSOCIATION: Historic Belmont Heights Neighborhood Association, Tampa Overlook Neighborhood Association, Richmond Place, VM Ybor Neighborhood Association & Crimewatch, East Tampa 1

HEARING DATE: 03/12/2026
DATE OF REPORT: 03/05/2026
DATE OF SITE PLAN: 02/06/2026

CURRENT ZONING:
 CG (Commercial General)

REQUESTED ZONING:
 PD (Planned Development)
 Residential, Single-Family, Attached

WAIVER(S) REQUESTED:

1. Section 27-240 (e) (1) b: Request to allow front door orientation for units 1,2, and 3 to face E. Ida Street.
2. Section 27-240 (e) (1) c: Request to reduce the corner setback of the garage opening from the minimum setback of 15' to 7'.

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. See findings from Development Coordination. Should City Council approve the application, 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-25-0000126

LOCATION MAP:



PROJECT INFORMATION:

Residential Unit Count (Maximum)	4
Maximum Building Height	35'
Setbacks	North: 7' South: 5' East: 15' West: 24'
Existing Use of Property	Vacant
Lot Area (SF/Acreage)	7,236 SF (0.16 acres)
Lot Width (Frontage)	50' (North 22 nd Street)
Lot Depth	145'
Parking Spaces Required	9
Parking Spaces Provided	9

SURROUNDING USE INFORMATION*:

LOCATION	ZONING	CURRENT USE
North	CG	Commercial, Vacant
South	CG	Residential, Single Family Detached
East	CG	Commercial
West	RS-50	Place of Religious Assembly

* RS-Residential, Single Family, CG-Commercial General

REZONING STAFF REPORT REZ-25-0000126

SUMMARY OF REQUEST:

The applicant requests to rezone the subject site from CG (Commercial General) to Planned Development (PD) for Residential, Single-Family, Attached uses. The site is currently vacant. The applicant proposes the construction of one structure with four (4) single family attached units. Units 1, 2, and 3 have front door orientation to East Ida Street and unit 4 has front door orientation to North 22nd Street.

Access to the property is proposed off East Ida Street from concrete driveways which lead to a two (2) car garage for each unit. Pedestrian connectivity for Units 1-3 is from a walkway that connects to the existing 5’ sidewalk along East Ida Street. Pedestrian connectivity for Unit 4 is from a walkway that connects to the existing 5’ sidewalk along North 22nd Street. Each unit is proposed to be 35’ in height or three stories with a two-car garage and one visitor space proposed on the west side of the parcel. Three (3) Type 1 trees are proposed along North 22nd Street and two (2) Type 1 trees proposed along with an 18” oak being preserved on the west portion of the property.

The subject site is in the East Tampa Overlay and shall comply with Sec. 27-240 East Tampa District Development Design Standards at the time of permitting, outside waivers requested by the applicant. The subject property has a future land use of CMU-35, which allows for development of up to 30 dwelling units per acre by right and up to 35 units per acre with bonus provisions met. Given the size of this site, a maximum of four units is allowed by right, and the applicant proposes to construct four single-family attached units.

GENERAL REQUIREMENTS OF CODE/STAFF FINDINGS:

<p>Development Coordination</p> <p>Site Plan Modifications:</p> <ul style="list-style-type: none"> • Add waivers as shown on page 1 of this report. • Change the REZ number on all title blocks on all pages of the site plan to REZ-25-0000126. • Amend General Note 2: Add “unless otherwise waived herein”. • Label Unit 4 with front door located on North 22nd Street since this unit is oriented towards North 22nd Street. • Correct HVAC unit setback to 4’. • Correct the West setback to show 24’. • Dimension the walkway from Unit 4 to the existing 5’ sidewalk along North 22nd Street. • Clearly label south setbacks. Text is not visible in the gray shaded area. • Change the label that says proposed 6’ high PVC wall to say proposed 6’ high PVC fence. • Amend General Note 1: Add “All development on site to comply with City of Tampa, Code of Ordinances, Chapters 5, 17.5, 22, 23, 26, 27 including all technical standards and supplemental regulations. Property is subject to compliance, unless otherwise waived herein”. 	<p>Consistent</p>
<p>Natural Resources</p> <p>Site Plan Modifications:</p> <ul style="list-style-type: none"> • Provide the City of Tampa Tree Table of Debits and Credits. Use a 2nd page if necessary. There should be one credit for the 18” oak. This tree is a 11-20” Type 1 tree and is worth 2 credits. 	<p>Consistent</p>
<p>Transportation</p>	<p>Consistent</p>

REZONING STAFF REPORT REZ-25-0000126

LDC ROW	Consistent
Hillsborough County City/County Planning	Consistent
Urban Design Site Plan Modifications: Add the following Note: <ul style="list-style-type: none"> All development on site to comply with City of Tampa Sec. 27-240 East Tampa Overlay Standards, unless otherwise waived herein. 	Consistent
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. 27-282.9. Single Family Attached Design Standards

(b) *Development alternatives.* Single-family attached dwellings may develop as:

(1) *Townhouse.* Developments in which each individual townhouse unit is located on an individual deeded lot having frontage on a public or private street with all parking spaces and all green space (per [section 27-285](#) of this Code) provided on the lot. Where three (3) or more units/lots are proposed, subdivision regulations must be met.

(2) *Condominium or rental developments.* Single-family attached developments may be developed as condominium or rental projects. Such developments may design units to front either public or private streets. Required parking spaces may be provided in common parking bays. Some or most of the required green space may be provided in areas designated as common space. Condominium developments of any size shall file a declaration of condominium with the clerk of circuit court as required by law.

(c) *Development 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. **Unit 4 faces the right-of-way on N. 22nd Street, a waiver has been requested for units 1, 2, and 3 to face East Ida Street.**

(2) When auto storage is provided in the front or corner yards, the two (2) required spaces shall be enclosed. When auto storage is provided in the rear yard, the two (2) required spaces may be open or enclosed. Refer to section 27-283.12(h) for regulations governing parking layout. **This standard is met.**

(3) No fewer than three (3) dwelling units and no more than eight (8) dwelling units shall be constructed in a continuous configuration. No continuous group of dwellings shall exceed two hundred (200) feet in frontage width. **This standard is met.**

REZONING STAFF REPORT REZ-25-0000126

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 to develop the subject property with four single-family attached units. The applicant proposes to meet the required greenspace, reducing potential impacts to the surrounding neighborhood.***
- (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 site plan identifies Type 1 trees along North 22nd Street and along the western boundary of the property in addition to preserving an 18" oak on the western portion of the property. The applicant is providing 2,907 SF of greenspace and 1,400 SF is required. The applicant is also proposing to restore a portion of the northeast parcel with grass in the right of way along North 22nd Street. This proposal enhances the existing vacant parcel that is currently underutilized and will provide shade trees along North 22nd Street.***
- (6) Promote and encourage development where appropriate in location, character, and compatibility with the surrounding impacted neighborhood(s), built environment, and existing geography. ***The surrounding area is primarily one-story single-family detached, semi-detached, and commercial uses. Commercial uses are prevalent along North 22nd Street and to the south and the north are one-story commercial structures. There is a place of religious assembly to the west of the subject site and single family uses across North 22nd Street. The scale and massing of this proposal align with the established development pattern. The site is currently vacant and development proposed is compatible with the surrounding neighborhood.***
- (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 currently has CG zoning. The proposed uses can be considered in the CG zoning through a Special Use permit. However, the site does not meet the Special use requirements due to the waivers requested therefore a PD rezoning application is required.***
- (8) Promote architectural features and elements, which complement the surrounding community and enhance the overall quality of the development. ***The proposed elevations are complimentary to the surrounding community.***

REZONING STAFF REPORT REZ-25-0000126

(9) Promote the retention and reuse of existing building stock. *Any existing structures on site will be demolished.*

Submitted & Completed by:

Stephanie Pope

Urban Planner II

Development Coordination

REZONING STAFF REPORT REZ-25-0000126

Revision Sheet

Development Coordination

Site Plan Modifications:

- Add waivers as shown on page 1 of this report.
- Change the REZ number on all title blocks on all pages of the site plan to REZ-25-0000126.
- Amend General Note 2: Add “unless otherwise waived herein”.
- Label Unit 4 with front door located on North 22nd Street since this unit is oriented towards North 22nd Street.
- Correct HVAC unit setback to 4’.
- Correct the West setback to show 24’.
- Dimension the walkway from Unit 4 to the existing 5’ sidewalk along North 22nd Street.
- Clearly label south setbacks. Text is not visible in the gray shaded area.
- Change the label that says proposed 6’ high PVC wall to say proposed 6’ high PVC fence.
- Amend General Note 1: Add “All development on site to comply with City of Tampa, Code of Ordinances, Chapters 5, 17.5, 22, 23, 26, 27 including all technical standards and supplemental regulations. Property is subject to compliance, unless otherwise waived herein”.

Natural Resources

Site Plan Modifications:

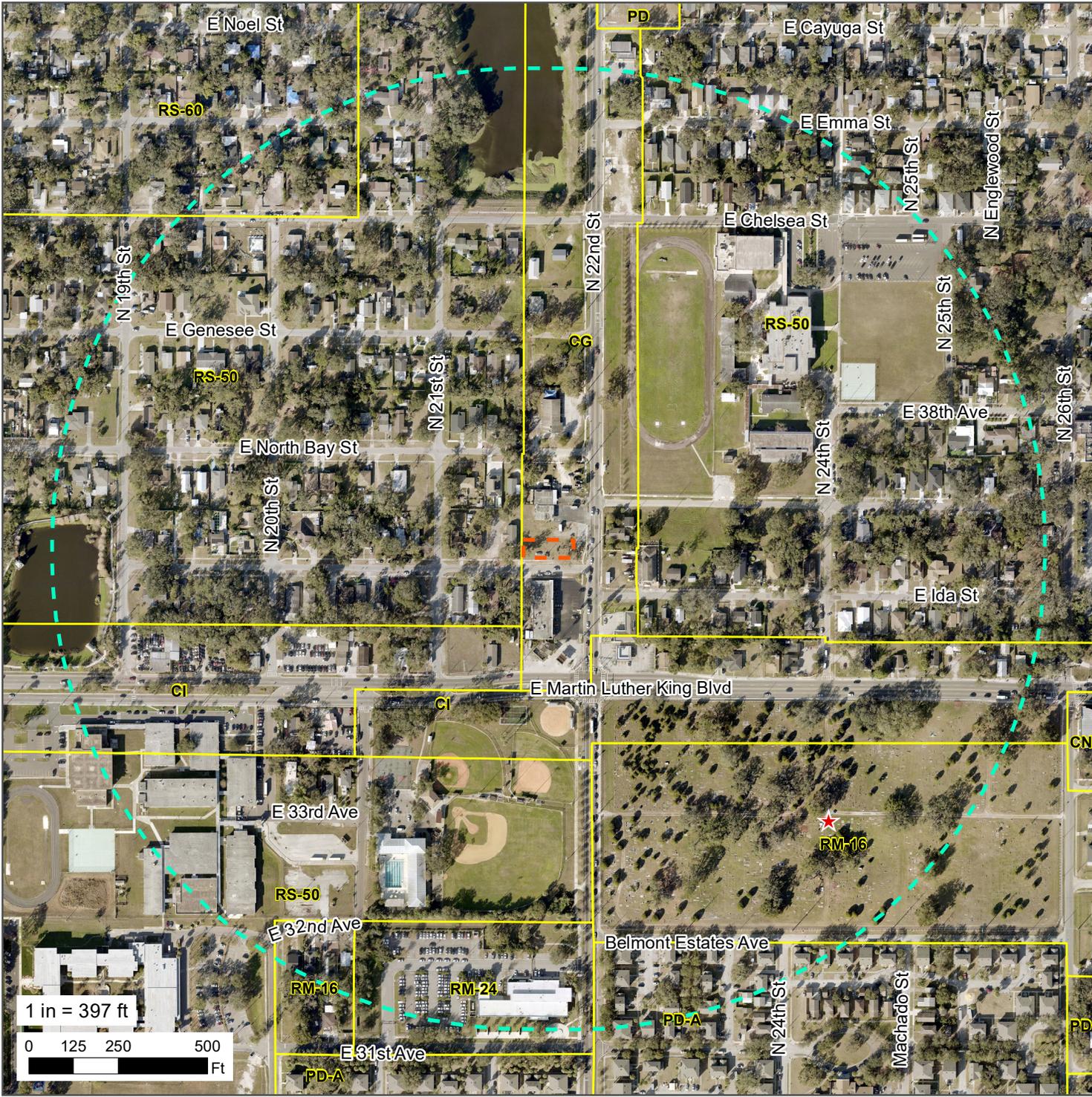
- Provide the City of Tampa Tree Table of Debits and Credits. Use a 2nd page if necessary. There should be one credit for the 18” oak. This tree is a 11-20” Type 1 tree and is worth 2 credits.

Urban Design

Site Plan Modifications:

Add the following Notes:

- Note: All development on site to comply with City of Tampa Sec. 27-240 East Tampa Overlay Standards, unless otherwise waived herein.



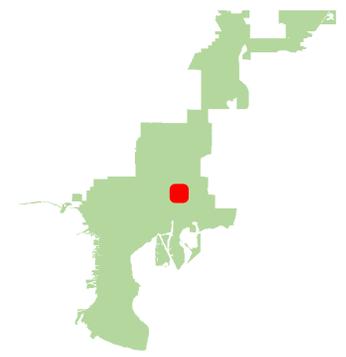
Request to Rezone

REZ-25-0000126
4102 N 22nd St

CG to PD

 Subject Property
 Zoning  1,320' Buffer

-  Historic Landmark Local
Memorial Park Cemetery
-  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 Report Prepared: March 2, 2026	Petition: REZ 25-126 4102 North 22nd Street <i>Located at the northwest corner of East Ida Street and North 22nd Street</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Community Mixed Use-35 (35 du/ga; 2.0 FAR)
Planning Area:	Central Tampa
Urban Village:	East Tampa
Zoning:	Commercial, General (CG) to Planned Development (PD) for four single-family attached dwelling units
Urban Village	East Tampa
Parcel Size (Approx.):	0.166± acres (7,236± square feet)
Street Functional Classification:	North 22 nd Avenue – Arterial East Ida Street – Local



Context:

The request is to rezone approximately 0.166 acres from Commercial, General (CG) to Planned Development (PD) for four single-family attached dwelling units.

- The subject site is located within the Central Tampa Planning District, specifically the Historic Belmont Heights neighborhood.
- The subject site is within the East Tampa Village and a Mixed Use Center and Corridor. Specific policy guidance for development in Urban Villages (*LU Policies 5.1.1 through 5.1.9*) and Mixed Use Centers and Corridors (*LU Policies 6.1.1 through 6.1.13*) are provided in the Comprehensive Plan.
- The subject site is located within the Community Mixed Use-35 (35 du/ga; 2.0 FAR) Future Land Use designation. This designation supports medium-intensity and medium-density development, including both horizontal and vertical mixed-use, as well as single-use projects. Permitted uses include general commercial, service, office, and residential. Residential projects may be determined by either density or floor area ratio (FAR). Non-residential uses are determined by FAR.
- The site can be considered for a maximum of five dwelling units (35 du/ga) or approximately 14,472 square feet (2.0 FAR) of residential or non-residential. Development exceeding four dwelling units (30 du/ga) or 7,236 square feet (1.0 FAR) of non-residential or residential uses may require a bonus provision agreement approved by Tampa City Council.
- The surrounding area contains a mix of residential, commercial, and institutional uses. Single-family detached uses are to the west, while light commercial uses directly to the south and north. The site is within proximity of three schools, Ferrell Preparatory Academy to the east and Lockhart Elementary and Young Middle to the southwest of the site. Two blocks to the south is East Dr Martin Luther King Jr Boulevard, a Transit Emphasis Corridor, with commercial uses and Memorial Park Cemetery.
- Cyrus Greene Park is the closest recreational facility, located approximately two blocks south of the subject site.
- The site is located within proximity to transit with the nearest connection being approximately two blocks to the south, at the corner of East Dr martin Luther King Jr Boulevard and North 22nd Street. This stop is serviced by HART routes #12 and 32 with connections to Downtown Tampa, the University Area, Netpark, and Tampa International Airport.
- The subject site is within the Coastal Planning Area, specifically within Evacuation Zone E. Rezoning that increase the number of residential units within the Coastal Planning Area shall mitigate the impact on shelter space demands (*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 consistency finding.

Goals, Objectives, and Policies of the Tampa Comprehensive Plan:

City Design – Goals, Objectives, and Policies

LU Objective 1.2: Create inspired urban design while respecting Tampa’s human scale, unique history, aesthetics, natural environment, and sense of community identity as the City changes and evolves.

LU Policy 1.2.6: Encourage small and medium scale development, particularly of unique design to enhance Tampa’s urban character.

LU Policy 1.2.18: Promote harmony in the visual relationships and transitions between new and older buildings. New buildings do not need to imitate older development, but should be sympathetic to its scale, form, proportion, and materials. This can often be accomplished by repeating existing building lines, fenestration and surface treatment. Where new buildings are larger than their surroundings, they should be articulated and textured to reduce their apparent size and to reflect the pattern of older buildings.

City Planning Strategy - Goals, Objectives, and Policies

LU Objective 2.1: Regulate the levels of building intensity according to the standards and land use designations, in order to accommodate the projected population increase of 150,000 people and 157,000 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 pattern that is more economically sound, by encouraging infill development on vacant and underutilized sites.

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 5.1.1: Urban villages contain most of the following uses which typically make up what is considered a traditional and livable community: single and multi-family residential, neighborhood-serving commercial, schools, parks, a central gathering place, mass transit and safe, walkable pathways that connect people to all areas of the village. Work towards creating a mix and placement of these uses that works for the character of the village and creates a vibrant community setting.

LU Policy 5.1.2: Recognize that urban villages are a very livable and sustainable form of development. Continue to emphasize the compact and mixed-use nature of these villages. Look for ways to make it easier to create this type of development pattern.

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.

Mixed-Use Centers and Corridors – Goals, Objectives, and Policies

LU Objective 6.1: The transformation of major corridors to include a broader mix of uses, both horizontal and vertical, that provides opportunities for medium and higher density housing, while also addressing local and citywide demand for retail and services.

LU Policy 6.1.1: Promote redevelopment of existing automobile-oriented corridors and the upgrading of existing commercial development to create vibrant, mixed-use boulevards that balance efficient movement of motor vehicles

LU Policy 6.1.2: Encourage through the redevelopment process, residential, mixed-use, retail, service commercial, and other pedestrian-oriented uses along mixed-use corridors to be oriented to the street by placing them toward the front of properties with entries and stoops fronting the street.

LU Policy 6.1.5: Encourage design and development along mixed-use corridors that promote the use of public transit, pedestrian and bicycle travel maximizing personal safety through development features such as:

- *Buildings oriented to the street and transit services;*
- *Safe and convenient access for pedestrians between buildings and transit stops;*
- *Support the Greenways and Trail Master Plan when applicable; and*
- *Roads designed for automobile use, efficient transit service as well as pedestrian and bicycle travel.*

LU Policy 6.1.6: Ensure that the introduction of higher density mixed-use development along major arterial corridors and collector roads is compatible with adjacent land uses, particularly residential uses, by requiring such features as:

- *Buildings setback from rear or side yard property lines adjoining single-family residential uses;*
- *Building heights stepped back from sensitive adjoining uses (including historic districts) to maintain appropriate transitions in scale, massing and height and to protect privacy and solar access;*
- *Landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas, to the degree feasible; and*
- *Lighting shielded and directed downward to minimize impacts on adjacent residential uses.*

LU Policy 6.1.9: Promote redevelopment patterns and streetscape improvements that transform the visual and physical character of these corridors by the following methods:

- *Put buildings close to the sidewalk. This will create a consistent “street wall,” will allow through traffic to see shops, and will make it interesting for people to walk through the corridor;*
- *Introduce taller buildings consistent with the underlying plan category;*
- *Consider placing parking in the rear of the building;*
- *Direct traffic back to the major roads;*
- *Create an attractive front and rear facade and entry for pedestrians;*

- *Create pedestrian pathways between the uses in the corridor and the neighborhoods behind;*
- *Reduce visual clutter of signs through a consistent sign program;*
- *Remove utility poles and put utilities underground;*
- *Plant street trees and provide street furniture; and*
- *Always try to diversify the types of uses.*

LU Policy 6.1.10: Promote densities, mixes of uses, and transportation improvements that support walking and use of public transportation.

LU Policy 6.1.13: Mixed-use Corridor Centers are defined as those segments of a mixed-use corridor represented by adopted mixed-use plan categories on the future land use map. That include:

- *Suburban Mixed-use-3*
- *Suburban Mixed-use-6*
- *Neighborhood Mixed-use-16*
- *Neighborhood Mixed-use-24*
- *Neighborhood Mixed-use-35*
- *Community Mixed-use-35*
- *Community Commercial-35*
- *Urban Mixed-use -60*
- *Regional Mixed-use-100*

Changes to these centers may be considered via a neighborhood planning process (through form based codes). Neighborhood planning processes to develop these changes must include citizen participation from the neighborhoods adjoining the mixed-use corridor.

Land Development Regulations

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 9.6.2: 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.

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.

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.

Provide Multimodal Options

MBY Objective 1.1: Invest in safe, convenient, and comfortable mobility options.

MBY Policy 1.1.4: Encourage new development or redevelopment to include sidewalks on both sides of all roads wherever feasible.

MBY Objective 1.8: Enforce development's requirements and contributions toward improving onsite 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.

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 0.166± subject site is within the Central Tampa Planning District, specifically the Historic Belmont Heights neighborhood. The proposal is to rezone the subject site from Commercial, General (CG) to Planned Development (PD) for four single-family attached dwelling units. The subject site is currently vacant.

The subject site is within the Community Mixed Use-35 (CMU-35) Future Land Use designation and the East Tampa Urban Village. The CMU-35 designation encourages a mixed-use development pattern, allowing for a range of uses including commercial, office, and residential (*LU Policies 8.15.1, 8.15.2*). The CMU-35 designation is present along North 22nd Avenue and transitions to the Residential-10 designation to the west of the site. The surrounding area contains a mix of residential, commercial, and institutional uses. Single-family detached uses are to the west. Two blocks to the south is East Dr Martin Luther King Jr Boulevard, a Transit Emphasis Corridor, with commercial uses and Memorial Park Cemetery. Planning Commission staff has determined that the Planned Development would provide development that is both comparable to and compatible with the surrounding area (*LU Policy 2.1.1, 5.1.1, 5.1.4, 9.3.8, 9.7.2*). Additionally, the proposed rezoning would facilitate development of currently underutilized land, aligning with the Comprehensive Plan, specifically, LU Policy 2.1.2, which encourages infill development on vacant and underutilized sites.

The subject site is within the East Tampa Urban Village, an area of the City that seeks enhanced design to promote a pedestrian-friendly development pattern with densities that encourage transit usage (*LU Policies 1.2.6, 5.1.1*). Typically, within mixed-use Centers and Corridors, and citywide, main entrances of single-family attached are to be oriented toward the adjacent public right-of-way (*LU Policies 1.2.18, 5.1.3, 6.1.1, 6.1.2, 6.1.5, 6.1.6, 6.1.9, 6.1.10, 6.1.13*). The proposed design orients the entrances of three units to East Ida Street and one unit toward North 22nd Street with sidewalk connections to the adjacent rights-of-way. This design is consistent with LU Policy 9.2.6 and promotes a pedestrian-friendly environment with doors that connect to neighborhood sidewalks and streets (*MBY Policies 1.1.4, 1.8.1*).

The request supports many of the policies in the Comprehensive Plan as it relates to housing the city's population. The Comprehensive Plan encourages new housing on vacant and underutilized land to ensure that an adequate supply of housing is available to meet the needs of Tampa's present and future populations. The request will provide additional housing in the Historic Belmont Heights neighborhood (*LU Policies 9.2.1, 9.6.2, 9.6.4; HSG Policy 1.3.4*). Additionally, the Comprehensive Plan directs the greatest share of growth to the urban centers and villages. The request supports this policy direction by creating additional housing opportunities within the East Tampa Urban Village (*INF Policies 1.1.17, 1.1.18*). This proposal will encourage residential development on a vacant lot and contribute to the growth of the East Tampa Urban Village (*LU Policies 5.1.2, 9.7.1*).

The subject site is located within the Coastal Planning Area, specifically Evacuation Zone E. Rezoning that increase the number of residential units within the Coastal Planning Area shall mitigate the impact on shelter space demands (*CM Policy 1.2.2*).

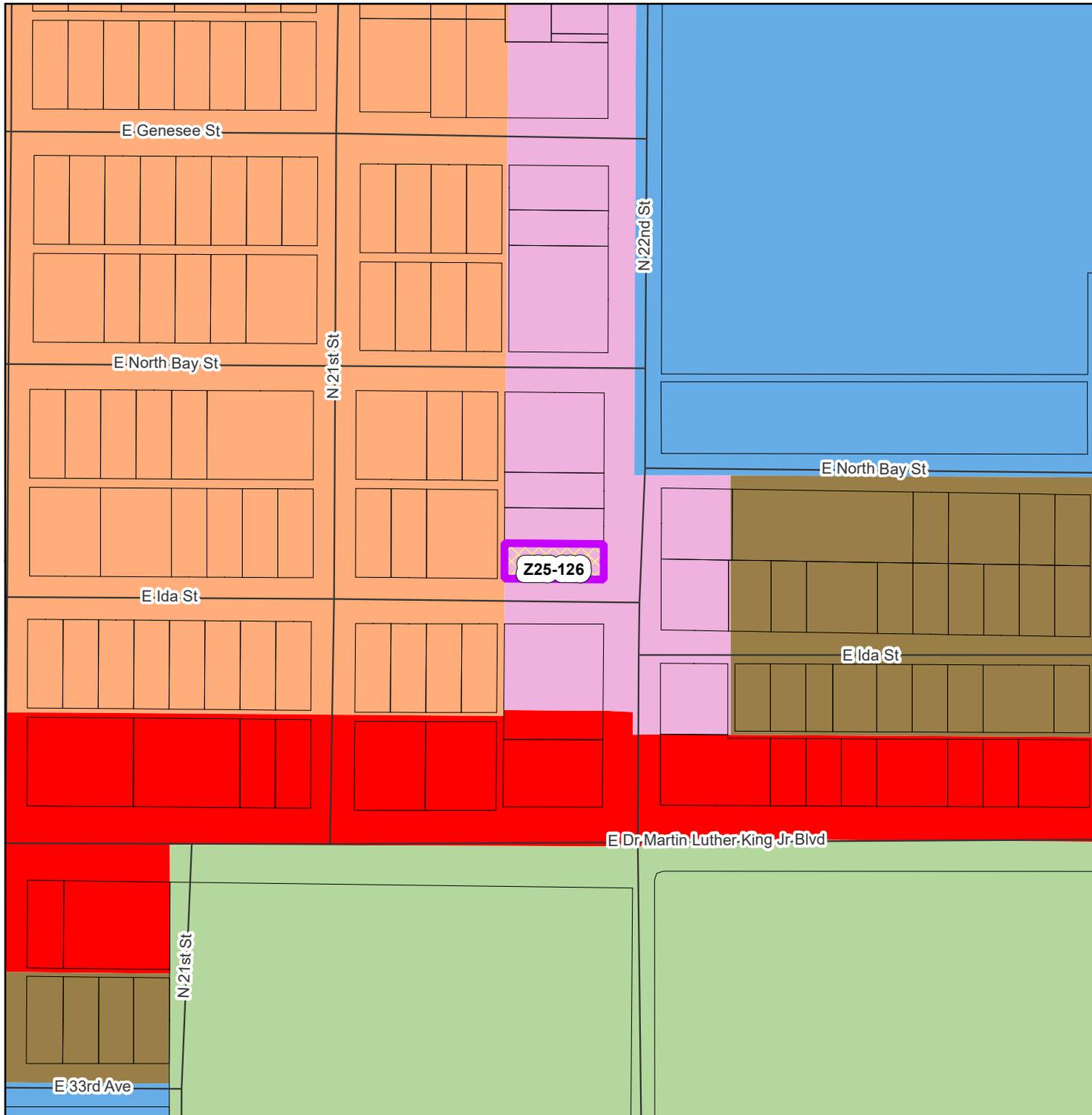
In conclusion, the proposed Planned Development furthers several Comprehensive Plan policies, such as promoting residential infill in appropriate areas. The proposed Planned Development will provide additional housing options within the Community Mixed Use-35 Future Land Use designation.

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
Z25-126
4102 N. 22nd St.
From: CG (Commercial-General)
To: PD (Planned Development)**



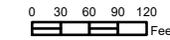
Legend

- 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.

REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

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

