## City of Tampa: TA/CPA 20-01
Future Land Use Map Amendment – 3803 West Empedrado Street

<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>April 13, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting Type</td>
<td>Briefing</td>
</tr>
<tr>
<td>Staff Planner</td>
<td>David A. Hey, Jr., AICP, <a href="mailto:hey@plancom.org">hey@plancom.org</a>, 813-273-3774 ext. 375</td>
</tr>
<tr>
<td>Action Necessary</td>
<td>No</td>
</tr>
<tr>
<td>Attachments Included</td>
<td>Map Series</td>
</tr>
</tbody>
</table>

### Summary Information

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Privately Initiated</th>
</tr>
</thead>
</table>
| Location             | Address: 3803 West Empedrado Street  
                      Property located approximately 100 feet to the west of the intersection of West Empedrado Street and South Dale Mabry Highway |
| Property Size        | 0.23± acres (10,018± sq. ft.) |
| Folio Numbers        | 123380.0000         |
| Existing Future Land Use | Residential-6 (R-6) |
| Proposed Future Land Use | Residential-10 (R-10) |
| Existing Land Use    | Single Family Detached Residential |
| Roadways             | West Empedrado Street is designated as a local street. |
| Neighborhood         | Virginia Park       |
| Vision Map Designations | South Tampa Planning District |
| Other Considerations | Not Applicable      |
Potential Impact of Proposed Change

The applicant is requesting the following Future Land Use Map designation change:

<table>
<thead>
<tr>
<th>Acreage 0.23+</th>
<th>Current Land Use Category</th>
<th>Proposed Land Use Category</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential-6 (R-6)</td>
<td>Residential-10 (R-10)</td>
</tr>
<tr>
<td>Typical Residential Density</td>
<td>4.68 units per acre (14 sites)</td>
<td>6.06 units per acre (13 sites)</td>
</tr>
<tr>
<td>Maximum Residential Development Potential</td>
<td>An allowable maximum residential density of 6 dwelling units per gross acre will allow consideration of up to 1 dwelling unit.</td>
<td>An allowable maximum residential density of 10 dwelling units per gross acre will allow consideration of up to 2 dwelling units.</td>
</tr>
<tr>
<td>Typical Non-ResidentialIntensity</td>
<td>No sample sites within 0.5 miles of the subject site</td>
<td>No sample sites within 0.5 miles of the subject site</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio (FAR)/Maximum Development Potential</td>
<td>0.35 FAR/3,506 square feet of non-residential uses</td>
<td>0.35 FAR/3,506 square feet of non-residential uses</td>
</tr>
<tr>
<td>Range of Allowable Uses</td>
<td>An area appropriate for single-family detached residential units. Neighborhood office and commercial uses are prohibited.</td>
<td>An area appropriate for single-family detached residential units with limited townhomes and duplexes permitted. Limited neighborhood-serving commercial uses, which are consistent with Locational Criteria for Neighborhood Commercial and Residential Office Uses, can be considered.</td>
</tr>
<tr>
<td>Practical Impacts</td>
<td>The proposed amendment would allow for higher residential density. The subject site does not currently meet Locational Criteria for Neighborhood Commercial and Residential Office Uses.</td>
<td></td>
</tr>
</tbody>
</table>

Final Review

[Signature]

[Date]
DATA SOURCES: Aerial Photography 2016, Hillsborough County Geomatics.
PARCEL DATA: Hillsborough County Property Appraiser.
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FIGURE 4
CITY OF TAMPA
ADOPTED 2040 FUTURE LAND USE
TA/CPA 20-01

PLAN AMENDMENT AREA
CITY OF TAMPA
• RURAL ESTATE - 10
• RESIDENTIAL - 3
• RESIDENTIAL - 6
• RESIDENTIAL - 10
• RESIDENTIAL - 15
• RESIDENTIAL - 20
• RESIDENTIAL - 60
• SUBURBAN MIXED USE - 3
• SUBURBAN MIXED USE - 8
• NEIGHBORHOOD MIXED USE - 24
• NEIGHBORHOOD MIXED USE - 35
• GENERAL MIXED USE - 24
• URBAN MIXED USE - 60
• COMMUNITY MIXED USE - 35
• TRANSITIONAL USE - 24
• REGIONAL MIXED USE - 100
• AIRPORT COMPATIBILITY
• COMMUNITY COMMERCIAL - 25
• LIGHT INDUSTRIAL
• HEAVY INDUSTRIAL
• RECREATIONAL/OPEN SPACE
• PUBLIC/SEMI-PUBLIC
• MAJOR ENVIRONMENTALLY SENSITIVE AREAS
• CENTRAL BUSINESS DISTRICT
• MACDILL AIR FORCE BASE
• WATER
• RIGHT OF WAY
• TRANSITIONAL AREA (DUE TO ANNEXATION)

ROADS AND BOUNDARY LINES
• COUNTY BOUNDARY
• LARGE SERVICE BOUNDARY
• TAMPA SERVICE AREA
• URBAN SERVICE AREA
• COASTAL HIGH HAZARD AREA BOUNDARY

Legend: Date: 2/27/2020 Path: C:\gisroot\Projects\JeridMcAdoo\TPC\Plan_Amendment_Map_Series\Tampa\TCPa\tcpa2001flu.mxd

Author: MCADOOJ

Hillsborough County City-County Planning Commission

0 - 90 - 180 - 360 - 540 - 720 Feet

S Dale Mabry Hwy
S Church Ave
W San Carlos St
S Grady Ave
W Palmira Ave
W Barcelona St
W Granada St
W Empedrado St
W Bay To Bay Blvd
W Sterling Ave
W San Juan St
W San Pedro St
W San Obispo St

2025 FUTURE LAND USE: Hillsborough County City-County Planning Commission.
JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.
PARCELS: Hillsborough County Property Appraiser.
URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission.
SIGNIFICANT WILDLIFE HABITAT: Hillsborough County Geomatics.
WETLANDS AND WATER: Southwest Florida Water Management District.
CHHA: Tampa Bay Regional Planning Council, June 12, 2006. The Coastal High Hazard Area as shown on the Future Land Use map is a general depiction as per HB1359, which is the area below the elevation of the category 1 storm surge line as established by the SLOSH computerized storm surge model. More specific information can be obtained by reviewing the TBRPC's computerized storm surge model.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.
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S Dale Mabry Hwy
S Church Ave
W San Carlos St
W Palmira Ave
W Barcelona St
W Granada St
W Empedrado St
W Bay To Bay Blvd
W Sterling Ave
W San Pedro St
S Sterling Ave
W San Obispo St
W Santiago St
W San Juan St

FIGURE 5
CITY OF TAMPA
PROPOSED 2040 FUTURE LAND USE
TA/CPS 20-01
FROM: RESIDENTIAL - 6
TO: RESIDENTIAL - 10

Legend:
- PLAN AMENDMENT AREA
- CITY OF TAMPA
- PROPOSED 2040 FUTURE LAND USE
- TA/CPA 20-01
- FROM: RESIDENTIAL - 6
- TO: RESIDENTIAL - 10

Author: MCADOOJ
Date: 2/27/2020
Path: G:\gisroot\Projects\JeridMcAdoo\TPC\Plan_Amendment_Map_Series\Tampa\TCPap2001FL_1a_proposed.mxd