## Summary Information

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Publicly Initiated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Address: 1314 Scott Street, Located on the northern side of Scott Street, west of North Nebraska Avenue, and south of the B.T. Washington Elementary School</td>
</tr>
<tr>
<td>Property Size</td>
<td>4.97± acres (216,493 sq. ft.)</td>
</tr>
<tr>
<td>Folio Numbers</td>
<td>198711.0000</td>
</tr>
<tr>
<td>Existing Future Land Use</td>
<td>Community Mixed Use-35 (CMU-35)</td>
</tr>
<tr>
<td>Proposed Future Land Use</td>
<td>Recreational/Open Space (R/OS)</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Public</td>
</tr>
<tr>
<td>Roadways</td>
<td>East Scott Street: Local, North Nebraska Avenue: Arterial</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Historic Ybor</td>
</tr>
<tr>
<td>Vision Map Designations</td>
<td>Central Tampa Planning District, Central Park Urban Village</td>
</tr>
<tr>
<td>Other Considerations</td>
<td>Central Business District Periphery Boundary</td>
</tr>
</tbody>
</table>

---

**City of Tampa: TA/CPA 20-10**  
Future Land Use Map Amendment – Tampa Park Plaza

**Meeting Date**  
April 13, 2020

**Meeting Type**  
Briefing

**Staff Planner**  
Jennifer Malone, AICP, [malonej@plancom.org](mailto:malonej@plancom.org), 813 273-3774 ext. 324

**Action Necessary**  
No

**Attachments Included**  
Map Series
### Potential Impact of Proposed Change

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

<table>
<thead>
<tr>
<th>Acreage 4.97+</th>
<th>Current Land Use Category</th>
<th>Proposed Land Use Category</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Community Mixed Use-35</td>
<td>Recreational/Open Space</td>
</tr>
<tr>
<td></td>
<td>(CMU-35)</td>
<td>(R/OS)</td>
</tr>
<tr>
<td>Maximum Residential Development Potential</td>
<td>An allowable maximum residential density of 35 dwelling units per gross acre will allow consideration of up to 173 dwelling units.</td>
<td>Maximum not defined</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio (FAR)/Non-residential Development Potential</td>
<td>2.0 FAR/432,986 sq. ft. of non-residential or residential uses</td>
<td>Maximum not defined</td>
</tr>
<tr>
<td>Range of Allowable Uses</td>
<td>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential uses. Projects may be determined either by density or floor area ratio (FAR), whichever calculation is more beneficial to the development.</td>
<td>Parks, recreational facilities, greenways, natural, managed, and cultivated open space. Golf courses and commercial recreation facilities with an emphasis on outdoor use are also allowed.</td>
</tr>
<tr>
<td>Practical Impacts</td>
<td>The proposed amendment would designate the site Recreational/Open Space, which will appropriately recognize the existing City of Tampa parks. Each park is listed on the City of Tampa’s Dedicated Park List, which is adopted in the Land Development Code. The amendment would also remove the potential for any commercial and/or residential development on-site, unaffiliated with park operations.</td>
<td></td>
</tr>
</tbody>
</table>

**Final Review**

[Signatures]
FIGURE 2
CITY OF TAMPA
AERIAL PHOTOGRAPHY
TA/CPA 20-10

DATA SOURCES: Aerial Photography 2016, Hillsborough County Geomatics.
PARCEL DATA: 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.
FIGURE 4
CITY OF TAMPA
ADOPTED 2040 FUTURE LAND USE
TA/CPA 20-10

LEGEND

- PLAN AMENDMENT AREA
- CITY OF TAMPA
- ADOPTED 2040 FUTURE LAND USE
- TA/CPA 20-10

ROADS AND BOUNDARY LINES
- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- TAMPA SERVICE AREA
- URBAN SERVICE AREA
- COASTAL HIGH HAZARD AREA BOUNDARY

LEGAL MIXED USE -24
REGIONAL MIXED USE - 100
TRANSITIONAL USE - 24
SUBURBAN MIXED USE - 3
SUBURBAN MIXED USE - 6
URBAN MIXED USE - 60
COMMUNITY MIXED USE - 35
RURAL ESTATE - 10
RESIDENTIAL - 3
RESIDENTIAL - 4
RESIDENTIAL - 10
RESIDENTIAL - 20
RESIDENTIAL - 35
RESIDENTIAL - 50
RESIDENTIAL - 63
SUBURBAN MIXED USE - 3
SUBURBAN MIXED USE - 6
NEIGHBORHOOD MIXED USE - 10
NEIGHBORHOOD MIXED USE - 24
NEIGHBORHOOD MIXED USE - 35
GENERAL MIXED USE-24
COMMUNITY MIXED USE - 35
TRANSITIONAL USE - 24
REGIONAL MIXED USE - 100
AIRPORT COMPATIBILITY
COMMUNITY COMMERCIAL - 25
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
RECREATIONAL/OPEN SPACE
PUBLIC/SEM - PUBLIC
MAJOR ENVIRONMENTALLY SENSITIVE AREAS
CENTRAL BUSINESS DISTRICT
MACDILL AIR FORCE BASE
WATER
RIGHT OF WAY
TRANSITIONAL AREA (DUE TO ANNEXATION)

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.
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.

Author: MCADOOJ
Date: 2/28/2020
Path: C:\gisroot\Projects\ JeridMcAdoo\TPC\Plan_Amendment_Map_Series\Tampa\Tcpa\tcpa2010flu.mxd
LEGEND

CITY OF TAMPA

FROM: COMMUNITY MIXED USE - 35
TO: RECREATIONAL/OPEN SPACE

TO: RECREATIONAL/OPEN SPACE