

Tampa Plan Update 2008-2

Map amendment for property located at 3311 Granada Street

Description of the Plan Update Request

Location: The proposed plan update site is located in the Southside Planning District, in the Palma Ceia neighborhood on Granada Street between Concordia and Ferdinand Avenues. The property is approximately 5,000 square feet in size.

Request: The Tampa City Council has requested that during the Plan Update, this property, which was subject to the areawide Palma Ceia plan amendment (PA 04-13), be changed from Residential-10 to Residential-20. The purpose of the amendment is to recognize the existing duplex development of the site. The duplex development requires a Residential-20 future land use designation to retain its current use. It was the intent of City Council not to create any non-conforming uses by the previous action of Council regarding PA 04-13. This update will correct the error.


















Recommendation

Staff recommends that the Planning Commission approve the attached resolution, finding the proposed land use designation change for Tampa Plan Update 2008-2, CONSISTENT with the *Tampa Comprehensive Plan* and forward this recommendation to Tampa City Council.










**CITY OF TAMPA
ADOPTED FUTURE LAND USE**

TPU2008 - 02

**FROM: RESIDENTIAL 10
TO: RESIDENTIAL 20**

-  RESIDENTIAL-3 (.35 FAR)
-  RESIDENTIAL-6 (.35 FAR)
-  RESIDENTIAL-10 (.35 FAR)
-  RESIDENTIAL-20 (.50 FAR)
-  RESIDENTIAL-35 (.50 FAR)
-  RESIDENTIAL-50 (.50 FAR)
-  RESIDENTIAL-83 (.50 FAR)
-  SUBURBAN MIXED USE-3 (.25 FAR)
-  SUBURBAN MIXED USE-6 (.50 FAR)
-  GENERAL MIXED USE-24 (1.5 FAR)
-  URBAN MIXED USE-60 (2.5 FAR)
-  COMMUNITY MIXED USE-35 (1.5 FAR)
-  TRANSITIONAL USE-24 (1.5 FAR)
-  REGIONAL MIXED USE-100 (3.5 FAR)
-  AIRPORT COMPATIBILITY
-  HEAVY COMMERCIAL-24 (1.5 FAR)
-  LIGHT INDUSTRIAL (1.5 FAR)
-  HEAVY INDUSTRIAL (1.5 FAR)
-  MAJOR RECREATIONAL/OPEN SPACE
-  MAJOR PUBLIC/SEMI-PUBLIC
-  MAJOR ENVIRONMENTALLY SENSITIVE AREAS
-  CENTRAL BUSINESS DISTRICT
-  MAC DILL AIR FORCE BASE
-  WATER
-  RIGHT OF WAY
-  TRANSITIONAL AREA (DUE TO ANNEXATION)

ROADS AND BOUNDARY LINES

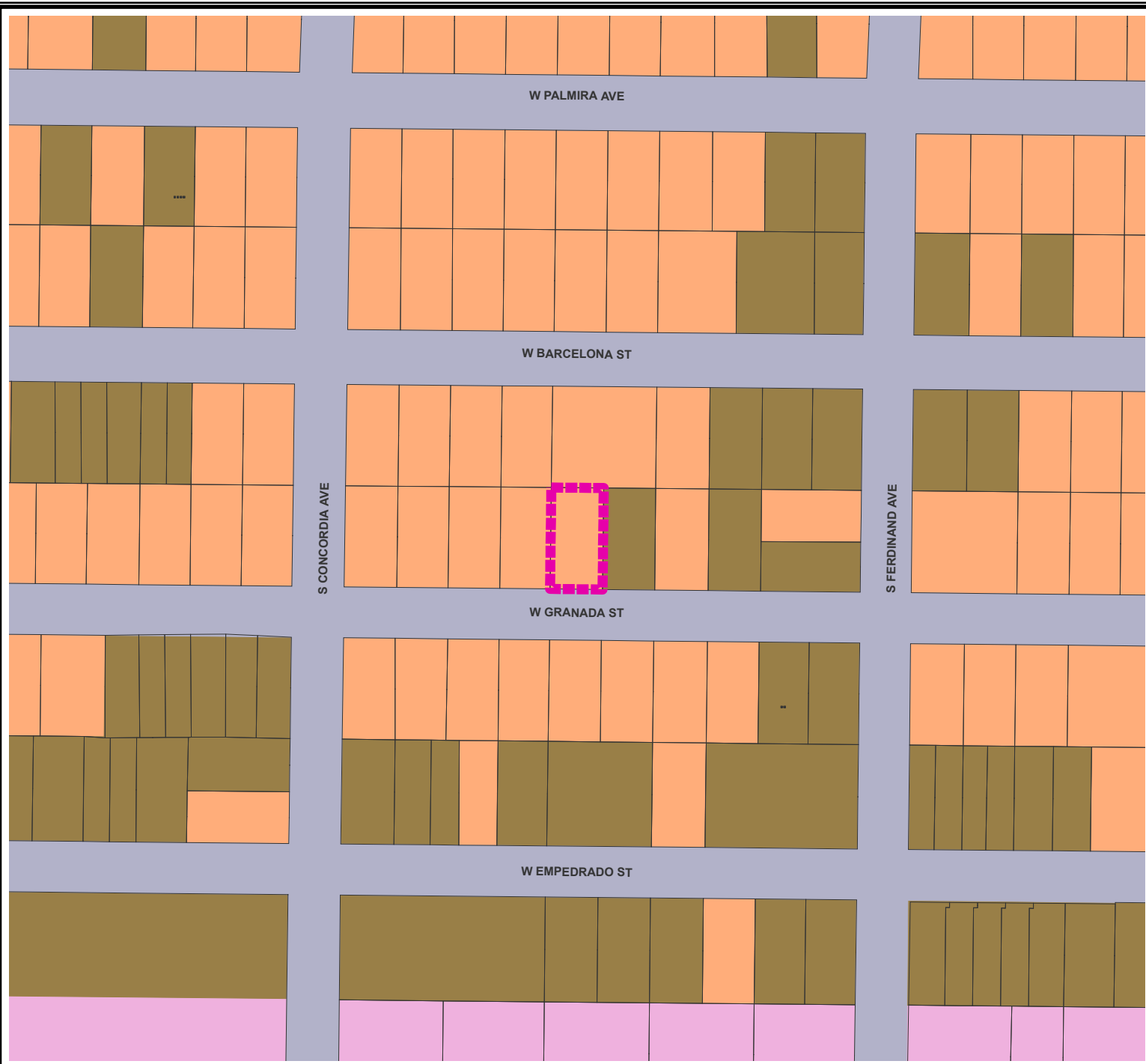
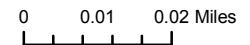
-  COCKROACH BAY AQUATIC PRESERVE BOUNDARY
-  COUNTY BOUNDARY
-  JURISDICTION BOUNDARY
-  TAMPA SERVICE AREA
-  URBAN SERVICE AREA
-  CENTRAL BUSINESS DISTRICT
-  LIMITED ACCESS ROADS
-  PLANNING AREA BOUNDARY
-  PLAN AMENDMENT AREA

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DATA SOURCES: Basemap, roads, water from Hillsborough County City-County Planning Commission. Parcel Lines and data from Hillsborough County Property Appraiser. Wetlands from SWFWMD. Significant Wildlife Habitat from Planning and Development Management, based on satellite imagery. Only wetlands greater than 40 acres depicted.

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