



CITY OF TAMPA

Pam Iorio, Mayor

Growth Management & Development Services

Land Development Coordination

MEMORANDUM

To: Tony Garcia, Principal Planner, HCCCPC
From: Catherine Coyle, Zoning Administrator
CC: Sandy Marshall, Deputy City Clerk
Martin Shelby, City Council Attorney
Julia Cole, Senior Assistant City Attorney
John McKirchy, Assistant City Attorney

Date: April 26, 2007

Re: **PA06-29 Final Draft**

Ballast Point – Interbay Area Proposed Comprehensive Plan Text Amendments

Please find the final draft of the Ballast Point/Interbay Area text amendments attached. Tampa City Council approved the transmittal of the attached proposed text amendments to the Florida Department of Community Affairs on April 19, 2007.

Tampa Comprehensive Plan, Future Land Use Element
Proposed Text Amendments

Future Land Use Element--Policies

MacDill Air Force Base

Pursuant to the provisions set forth in F.S. 163-3175 and 163-3177 (effective date May 25, 2004) local jurisdictions are required to consider compatibility of lands adjacent to or in close proximity to military installations. It further required that the future land use element of the comprehensive plan shall include criteria to be used to achieve such compatibility. The policies below are intended to preserve the quality of life, manage land use, ensure future development compatibility surrounding the Base, support the viability of military operations, and protect lands within MacDill Air Force Base's (MAFB) flight paths, as shown in Figure 1 – MAFB Flight Path Map.

Objective A-3.1: The City shall support and strengthen the role of MacDill Air Force Base by requiring that adjacent development be compatible with airport related activities. (In addition to the policies listed below, the Transportation Element ~~has~~ also contains adopted goals, objectives and policies addressing airport related activities).

Policy A-3.1: MacDill AFB Joint Land Use Study Related Changes

After the effective date of this provision, all new residential development within the MacDill Air Force base flight path, also known as the accident potential zones on the future land use map, shall be limited to 10 dwelling units per acre. ~~As of the effective date of this provision, all new residential development within the MAFB flight path shall be limited to six (6) units per acre. All new non-residential and/or mixed-use development shall be limited to 0.5 FAR for those parcels that lay adjacent MacDill Avenue.~~

Policy A-3.8 3.1.1:

Include MacDill Air Force Base and Hillsborough County Aviation Authority in the Development Review Committee to maintain open communication channels between City staff and these entities regarding all petitions for rezoning and special use. Furthermore, include a designated MacDill Air Force Base representative to participate in the comprehensive plan amendment and land development regulation change processes, including membership on the Planning Commission as an ex-officio, non-voting member.

Policy A-3.1.2:

Prohibit future “noise sensitive” development such as residences, schools, hospitals, etc. which do not provide the required noise attenuation features within those noise contour areas adjacent to MacDill Air Force Base ~~which may pose health hazards.~~

Policy A-3.1.3:

Any lot of record within the MAFB flight path, in existence as of January 1, 2008, shall be considered conforming.

Policy A-3.1.4:

Any use and intensity of land within MAFB flight path, that was legally constructed prior to January 1, 2008, shall be considered a conforming use and intensity of land.

Policy A-3.1.5:

The city will establish a committee, including member(s) of city administration, city council, MAFB personnel, neighborhood association representatives, and other area stakeholders, as needed. This committee would meet to discuss items such as: MAFB operations, flight plans, future base activities, residents and community needs and desires, and any city proposed plans, improvements, studies, etc.