

APPENDIX E

Summary of Land Use

1.1 Description of Existing and Future Land Uses

This appendix provides a high-level description of existing land uses near Tampa International Airport (TPA or the Airport), as shown on the existing land use map presented in **Figure E-1**. The existing land use information is based on the Hillsborough County Property Appraiser parcel layer with property use codes. The future land use information is based on the Tampa Comprehensive Plan¹ and Hillsborough County Comprehensive Plan². In both cases the land use category codes have been consolidated and generalized into broader categories for use in the TPA Noise Exposure Map Update. Descriptions of existing and future land uses are presented for the following Hillsborough County communities:

- City of Tampa
- Unincorporated Hillsborough County

1.2 City of Tampa

Existing Land Uses

Residential land uses are the predominate land use in the City of Tampa, encompassing 21,310 acres, or 35%, of the City's total land area. The predominate type of existing residential use is single family, with multi-family comprising only a small portion. Commercial development currently encompasses approximately 5,500 acres or 9% of the City's total land area. Commercial development is placed along major arterial roadways within the City, such as West Kennedy Blvd, North Dale Mabry Highway, West Martin Luther King Blvd, and Henderson Blvd. The Central Business District consists of approximately 470 acres or 1% of the City's total land area. Existing land use in the Central Business District is primarily composed of transportation and utilities (44%), public facilities and institutions (25%), commercial development (22%), and multi-family residential property (4%).

Public facilities and institutions encompass approximately 14,670 acres or 24% of land within the City. Public facilities and institutions include hospitals, stadiums, airports, and public parks. Major

¹ City of Tampa, *Imagine 2040: Tampa Comprehensive Plan*, January 7, 2016.

² County of Hillsborough, *Future of Hillsborough: Comprehensive Plan for Unincorporated Hillsborough County, Florida*, June 5, 2008.

public facilities and institutions within the City of Tampa include MacDill Air Force Base, Port of Tampa, Raymond James Stadium, and University of South Florida.

Transportation and utility acreage includes road right-of-way, electric power generation and transmission, rail, public works, wastewater, and water treatment facilities. Major highways that transect the City include I-275, I-4, I-75, Veteran's Expressway, and Lee Roy Selmon Expressway. The major highways running east-west include Kennedy Blvd., Gandy Blvd., Hillsborough Ave., and Fowler Ave. The major north-south roads include Dale Mabry Highway and Florida/Nebraska Ave.

Parks and open space acreage within the City totals approximately 540 acres or 1% of the City's land area. The periphery of the City's southern and western boundary is surrounded by ocean waterbodies, including Old Tampa Bay, Hillsborough Bay, and McKay Bay. Some of Tampa's parks and open space are located along the shorelines of these three waterbodies. However, most of the parks and open space consist of various cemeteries, golf courses, and neighborhood parks.

The Airport is located in both unincorporated areas of Hillsborough County and the City of Tampa. The City of Tampa encapsulates the majority of TPA, leaving the northwest portion located in unincorporated areas of Hillsborough County. The City of Tampa borders TPA on the south, east, and northeast. Major commercial development surrounding the Airport include the Westshore District and Drew Park area. The Westshore District is located directly south of Runway end 1R and is characterized as one of the state's largest office communities where commercial office and retail development dominate the landscape. Drew Park is an area within Westshore and is located west of Dale Mabry Highway on the eastern border of TPA. Drew Park consists primarily of industrial and manufacturing, commercial office space, and single family and multi-family residential land uses. Raymond James Stadium is classified as a public facility and is located about a mile east of Runway 1R/19L. On the southeastern border of Raymond James Stadium, directly east of Runway 10/28, are single family residential properties with some commercial retail along road corridors.

Future Land Uses

The City's Comprehensive Plan guides future development across four planning districts within the City of Tampa. Each district has its prospective future land uses included in the Plan. The Airport is located within the Westshore District, which already includes a high density of commercial development. Future land uses for the Westshore District include a continued emphasis of commercial development along the south-southeastern boundary of the Airport and in the Drew Park area to the northeast. This will likely include more commercial office space, lodging, dining and retail. Furthermore, the Plan indicates that future residential land use will continue to persist east of Runway end 10 and throughout the City of Tampa with some mixed use commercial and residential developments formulating along road corridors such as Columbus Drive.

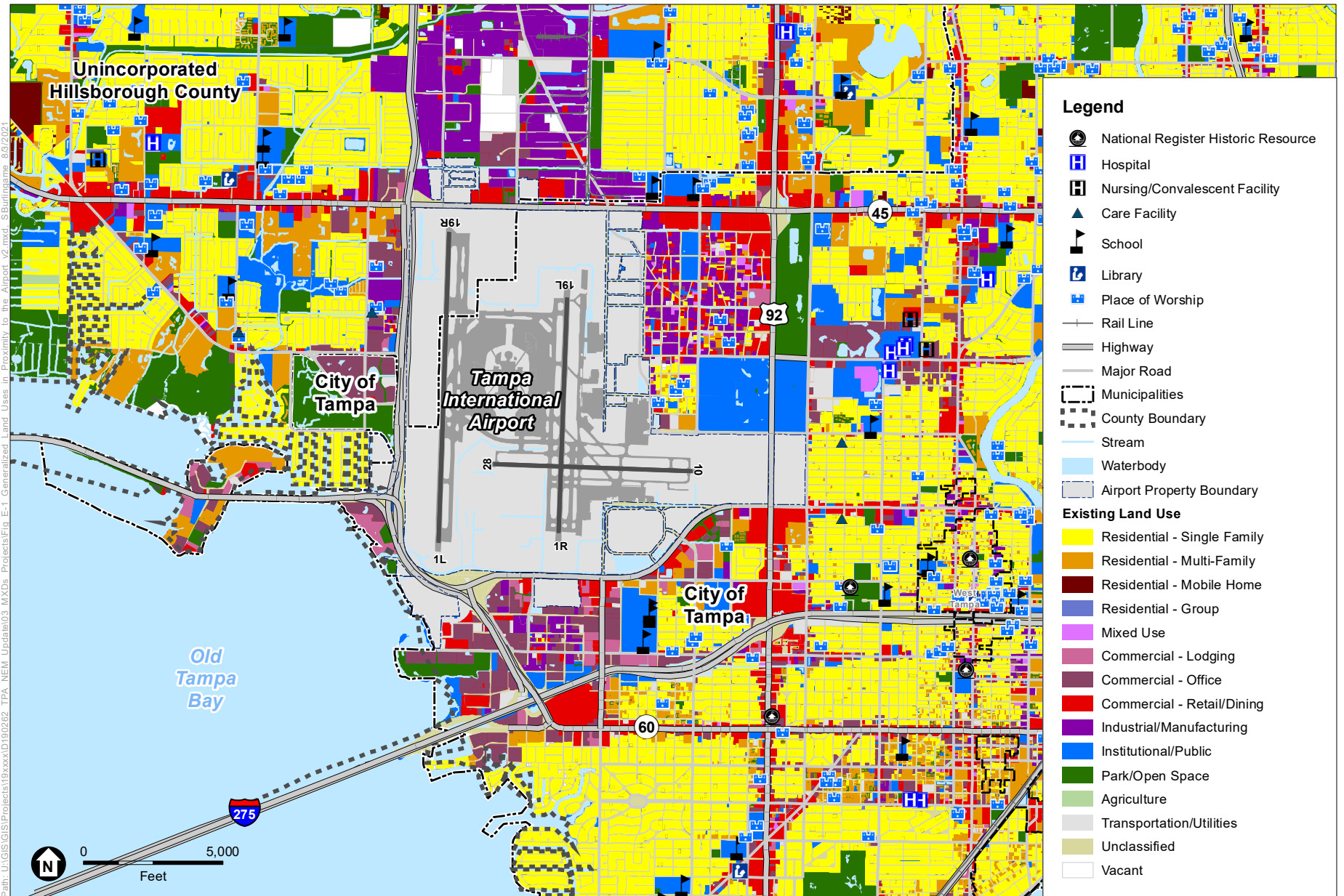
1.3 Unincorporated Hillsborough County

Existing Land Uses

The northwest portion of the Airport is located within unincorporated areas of Hillsborough County, which includes Runway end 19R. Existing land uses surrounding the Airport in Hillsborough County include industrial and manufacturing located directly north of Hillsborough Avenue which borders TPA to the north of Runway end 19R. The western boundary of TPA is bordered by the Veteran's Expressway (FL 589) which includes a mixture of primarily commercial, multi-family-residential, and industrial and manufacturing properties along the major highway corridor. Single family residential is located west and northwest of the development occurring along Veteran's Expressway.

Future Land Uses

Land development in unincorporated areas of Hillsborough County is guided by the Hillsborough County Comprehensive Plan. The Future Land Use Map for Hillsborough County indicates manufacturing and industrial development will continue to persist on the northern edge of the Airport boundary, north of Runway end 19R and Hillsborough Avenue. Mixed use will predominate along the west and northwest border of Veteran's Expressway (FL 589). Residential is planned to continue west of the mixed use development along FL 589 with an emphasis on commercial development along major road corridors such as Hillsborough Avenue.



SOURCE: City of Tampa, July 2020; County of Hillsborough, July 2020; Hillsborough County Property Appraiser, July 2020; Hillsborough MPO, July 2020; Pinellas County Assessor, July 2020.

Tampa International Airport Noise Exposure Map Update Report

Figure E-1
Generalized Land Uses in Proximity to the Airport
Tampa International Airport