

WELCOME

Privately Initiated Text Amendment

Presented by LaChone Dock, Development & Growth Management

March 25, 2021 City Council Workshop

Agenda Item Number - , File Number -





- Privately Initiated Text Amendment

- January 2021 Amendment Cycle

- Applicant:

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2407 Sunset Drive

Tampa, FL 33629

- Request:

Amend various sections of Chapter 27 Zoning Code

BACKGROUND

- The last several years, the applicant has worked with Development Coordination (previously Land Development Coordination) Management on amending the Land Development Code (LDC).
- The original request consisted of amending more than 15 different sections of the LDC.
- Over the years it was established that certain items were projected to move forward as publicly initiated amendments and other items would require processing as private amendments.
- The language proposed is part of the remaining items the applicant requests to amend in the zoning code.

OVERVIEW - TEXT AMENDMENT REQUEST

| | Code Section | Request Summary | Staff Finding |
|---|--|---|---------------|
| 1 | 27-162 Yards between residential buildings | Remove required calculation | Support |
| 2 | 27-156 Official schedule of district regulations | Side yard setbacks | Objection |
| 3 | 27-156 Official schedule of district regulations | Allow open storage in CG | Objection |
| 4 | 27-290.3 Swimming pools | Amend measurement from grade to floor | Support |
| 5 | 27-156 Official schedule of district regulations | Amend building height from 30' to 35' before step back in front yard setbacks | Support |
| 6 | 27-283.7 Number of off-street parking spaces | Eliminate visitor parking requirement | Support |
| 7 | 27-282.10 Multi-family townhouse style design standards | Allow front entrances along the alley | Objection |
| 8 | 27-240 East Tampa Overlay district design standards | Allow front yard setback at 20' or block average, whichever is less | Support |
| 9 | 27-241 West Tampa Overlay district development standards | Allow front yard setback at 20' or block average, whichever is less | Support |

1. Sec 27-162. Yards between residential buildings

CURRENT CODE: When a property contains more than one building, the required structural separation is based on a calculation associated with the building massing (length, width, and height).

PROPOSED MODIFICATION: Remove calculation requirement based structural separation and establish a standard for yards between buildings at 15' for single family detached, single family attached, single family semi-detached, two family and multi-family buildings, and hotels and motels.

STAFF FINDINGS: The proposed change will create uniform application of the separation distance requirement for single family detached, single family attached, single family semi—detached, two family and multi-family buildings, and hotels and motels.

2. 27-156 Official schedule of district regulations

CURRENT CODE: Allows reduction to 5' side yard setback for all zoning districts only when adjacent to single-family use.

PROPOSED MODIFICATION: Footnote 16 - Allow five-foot side yard, only when not adjacent to single-family use.

STAFF CONCERNS: Staff has concerns regarding this request and building code requirements for building separation. This amendment removes the requirement and buildings could be placed at a closer distance.

3. 27-156 Official schedule of district regulations

CURRENT CODE: Open storage is permitted as an accessory use in Commercial Intensive (CI) zoning district and is a permitted use in Industrial General (IG) and Industrial Heavy (IH) zoning districts.

PROPOSED MODIFICATION: Allow open storage as an accessory use in Commercial General (CG) zoning district for the following uses only:

1. Restaurant and
2. Retail Sales – Gasoline

STAFF CONCERNS: The proposed modification will encourage open storage without appropriate screening in zoning districts where open storage is not currently permitted. Commercial General properties, specifically containing restaurants and even retail sales, gasoline are located throughout the City in close proximity and in many instances immediately abutting residential uses and the introduction of open storage is not compatible or appropriate.

4. 27-290.3 Swimming pools

CURRENT CODE: For In-ground pools, the pool deck and water level shall be at or within 12 inches of the finished grade.

PROPOSED MODIFICATION: For in-ground pools – removes finished *grade* from the pool deck and water level measurement and replaces with finished *floor*.

STAFF FINDINGS: Pool deck heights are influenced by wetlands, seawalls, and flood zone elevations. As new homes are built in these areas you have to elevate the structure and should be from finished floor or first floor living area. This is a common request which is consistently granted by the Variance Review Board (VRB).

5. 27-156 Official schedule of district regulations

CURRENT CODE: For each foot of building height above thirty (30) feet, in the Residential Multi-family (RM-24) and Office Professional (OP-1) zoning districts, the required yards shall be increased by one (1) foot.

PROPOSED MODIFICATION: Footnote 2- Removes the 30' height threshold and replaces it with 35' for each foot of building height required before required yards shall be increased by 1 foot.

STAFF FINDINGS: This would place the requirement to step back at 35' which is consistent with the current height requirement for single family residential uses.

6. 27-283.7 Number of off-street parking spaces

CURRENT CODE: Visitor parking is required for residential single family attached, semi-detached, multi-family townhouse-style, and multi-family uses. Code requires .25 spaces per unit.

PROPOSED MODIFICATION: Removes requirement to provide visitor parking (.25 spaces per unit) for residential, single-family, detached and semi-detached uses.

STAFF FINDINGS: Residents continue to raise concerns about adequate parking throughout the City. Although typically dwelling units have a garage and a parking pad, residents use garages for storage and park their vehicles on the driveway.

In certain parts of the City, a lack of parking is a concern. Without required visitor parking, newly developed residential units could be under parked causing on street parking and congestion that impedes emergency services access.

7. 27-282.10 Multi-family townhouse style design standards

CURRENT CODE: Front entry must face a right of way or internal courtyard.

PROPOSED MODIFICATION: Allow front entrances along the alley.

STAFF CONCERNS: This requirement is currently in the code due to a proliferation of units facing alleys and challenges it presented in public safety, addressing, and utilization of alley as a “street”, including circulation, trash pick up, and parking. Alleys typically do not have the width to function as a “roadway” and the units should not be designed to utilize them as such.

8. & 9. Front yard setback - East & West Tampa Overlay District

CURRENT CODE: In the East Tampa and West Tampa Overlay Districts, front yards are determined by “block averaging”.

PROPOSED MODIFICATION: Allow front yard setback at 20’ or block average, whichever is less.

STAFF FINDINGS: It appears the modification is seeking to correct those instances where the existing block average is greater than the zoning district required front setback of 20’ for RS-50 and in instances where the entire block is vacant. On a vacant block there is no way to complete a block average. This amendment will allow the front setback at 20’ on a vacant block.

In Summary:

- ✓ Amendment was routed for City departmental review and received objections on the items noted with staff objections. Staff recommends Council not move forward with items of objection.
- ✓ The applicant was encouraged to provide outreach to the East and West Tampa Community Redevelopment Areas and local communities.
- ✓ This is a privately-initiated amendment.
 - Changes proposed are modifications to the zoning code.
 - All changes proposed would apply city-wide except for the last two amendments presented, which apply to the East and West Tampa Overlay Districts.
 - Staff findings and concerns have been provided, but the applicant will provide the reason and justification for each request.

NEXT STEPS...

| MEETING TYPE | TENTATIVE DATES |
|--|--------------------------------------|
| Planning Commission Briefing | April 12, 2021 |
| Planning Commission Public Hearing | May 10, 2021 |
| City Council – 1 st Reading | June 3, 2021 |
| City Council – 2 nd Reading | June 17, 2021 or July 15, 2021 |

Q & A

THANK YOU