

January 14, 2021

City of Tampa Florida
306 East Jackson Street
Tampa, FL 33602

To whom it may concern,

This letter is being submitted as a private text amendment for the request to change languages outlined in the Code of Ordinances; Chapter 27-Zoning and Land Development, Article III-Establishment of Zoning Districts and District Regulations, Division 2-Special Districts, Subdivision 4-Channel District (CD) Districts.

This request is for languages specific to the below sections:

- Sec. 27-198- Official schedule of permitted principal, accessory and special uses.
- Sec. 27-199- Official schedule of dimensional regulations.

The intent behind these changes is to secure the continual growth of residential and commercial uses within the Channel District which will allow it to continue its expansion, prosperity, and growth.

Within this letter you will find an executive summary detailing our requested changes with supporting reasoning. There will also be a copy of the Code of Ordinances outlining our requested changes against the current code.

I thank you for your time and consideration in the review of the text amendment to request a change in zoning and look forward to seeing a favorable outcome.

Executive Summary- City of Tampa- Channel District

It is important to remember the purpose and intent of the Channel District (CD) as outlined in Section 27-196 before proceeding in review of the proposed changes.

Section 27-196. – Purpose and intent.

The purpose and intent of the Channel District ("CD" or "District") is to provide for a growing mixed-use area which lies between and complements the Central Business District and the Ybor City Historic District. The CD provides for protection of existing uses and a variety of residential, commercial, and industrial uses consistent with the Tampa Comprehensive Plan. The CD also seeks to guide development design according to the desired palette as identified in the "Channel District Community Redevelopment Area Strategic Action Plan." While these regulations allow for the potential for mixed-use development in the Channel District, it is the intent of this article to provide existing industrial, maritime, and commercial uses (specifically related to Port Authority activities) with the opportunity to continue, expand, prosper, and grow.

Per the strategic action plan, the district is evolving dramatically to also include increased tourism, higher density residential, and more intense mixed-use projects. This constant evolution of uses makes the Channel District a unique redevelopment opportunity in the eastern side of downtown peninsula, given its proximity and geographical connection to the Central Business District. The District is on a direct path to becoming a destination with an urban, mixed-use, transit-related neighborhood reflecting the smart-planning concept of locating residences near job centers. Creation of inviting urban spaces through innovative, superior design will add to the economic and social success of the neighborhood.

Proposed Change #1: Sec. 27-198- Official schedule of permitted principal, accessory and special uses.

- Table 19-1- Warehouse, mini
 - Remove its current status of X (Permitted principal use) to Blank (Prohibited use) for both CD-1/CD-2

Supporting Reason #1:

The Channel District was once a warehouse community and through proper zoning restrictions has allowed it to become a flourishing mixed-use area of residential and commercial. However, as the current zoning is written, we allow the opportunity for storage units to exist within the community. The idea of a storage facility(s) in a continuous growing residential area will only be a dead space providing no

benefits to the residents and business of the community and will only create tremendous traffic issues on the already narrow streets of the Channel District.

Proposed Change #2: Sec. 27-199- Official schedule of dimensional regulations.

- Table 19-2- Maximum Height (ft.)
 - Adjust current allowable height in CD-2 from 175ft to 60ft to match that of CD-1
- Notes: 3
 - Adjust maximum height to 120 feet with approval by city council. Removing the maximum height allowance to not be higher than prescribed by the HCAA/FAA.

Supporting Reason #2: The Channel District has evolved to a unique residential and commercial area with a canopy that isn't found in many urban cities and therefore makes this community attractive to many. Allowing tall buildings like seen in the recent Water Street Project, will dominate the sky and create a concrete jungle of buildings which will take away from the ambiance that CD provides to its residents, business owners and tourists.

Subdivision 4. - Channel District (CD) Districts

Sec. 27-196. - Purpose and intent.

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Geographic location and the historic dependence upon port related activity have influenced the district's development pattern. Even today the district reflects the diverse activities emerging at the port and its evolution as a tourist destination. The Channel District is facing dramatic change as its future development pattern emerges at the onset of the 21st Century as part of Tampa's emerging downtown neighborhoods.

Sec. 27-197. - District and subdistricts established: procedures for rezoning.

- (a) *District established; boundaries.* The Channel District is hereby established as a separate district with subdistricts therein. The boundaries of the District are as follows:

An area within downtown Tampa which is generally located, North of Garrison Channel, South of Tampa South Crosstown Expressway, East of Meridian Avenue, and West of Ybor Channel, and being more particularly described as follows: An area bounded on the North by the Tampa South Crosstown Expressway; on the North beginning at the Tampa South Crosstown Expressway and extending South along the Centerline of Ybor Channel to a point on a line, said point lying on a line which bears North 43 deg. 31 min. West, bisecting the intersection of the Northwesterly Harbour Line of the Ybor Turning Basin and the Westerly Harbour Line of Ybor Channel; thence North 43 deg. 31 min. West, along said line to 13th Street; thence South and Southwesterly along 13th Street to and along Platt Street, to Meridian Avenue; and bounded on the West by Meridian Avenue to the Tampa South Crosstown Expressway.

Any owner of property immediately abutting the boundaries of the Channel District as herein described, and zoned PD or PD-A on the date of adoption of this Article III, Division 2, Subdivision 4, The Channel District, may petition the city to expand the PD or PD-A into the Channel District boundaries, provided such expansion does not enlarge or intensify the existing development rights under the PD or PD-A as it existed on the date of adoption of Article III, Division 2, Subdivision 4. If such petition is approved by the city, the above-referenced boundaries of the Channel District will be modified to exclude the expanded PD or PD-A property.

- (b) *Subdistrict established.* The following CD zoning subdistricts shall be the only zoning districts permitted within the CD (previously approved CD-3 site plans shall remain valid subject to section 27-138(6) and (7) and any substantial changes thereto require compliance with this article):

- (1) *CD-1.* This zoning subdistrict is appropriate for a variety of residential, commercial, and industrial uses with an urban and pedestrian development pattern.

- (2) *CD-2*. This zoning subdistrict is appropriate for those uses and/or structures exceeding those dimensional and intensity criteria set forth in the *CD-1* subdistrict.
- (c) *Procedures for rezoning to CD subdistricts.*
- (1) A property owner requesting a rezoning to *CD-1* shall be governed by the parcel rezoning procedures set forth in Article II, Div. 7 of this chapter.
- (2) A property owner requesting a rezoning to *CD-2* or an amendment to a *CD-2* (or previously adopted *CD-3*) zoned property shall be governed by the parcel rezoning procedures, the site plan controlled rezoning review procedures, and the provisions of this article, all as set forth in this chapter. A property owner requesting a *CD-2* rezoning shall be required to submit an application for preliminary design approval at the time of submission of the rezoning application and final design approval at the time of submission of the commercial site plan application.

Sec. 27-198. - Official schedule of permitted principal, accessory and special uses.

- (a) Except as otherwise specifically provided in this chapter, the use of land, water and structures within the Channel District (*CD*) shall only be permitted in accordance with Table 19-1, Schedule of Permitted Principal, Accessory and Special Uses. All other uses of land, water and structures in the *CD* which are not expressly listed in Table 19-1 are prohibited uses and shall not be established in the *CD*.
- (b) Uses listed in Table 19-1 as special uses may be established in the *CD* only after approval of an application of a special use permit in accordance with the procedures and requirements in Article II, Division 5 of this chapter.

Table 19-1

SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AN SPECIAL USES

LEGEND: X—Permitted principal use S1—Special use, zoning administrator review S2—Special use, city council review A—Permitted accessory use Blank—Prohibited use	CD-1	CD-2
Uses^{1,2,3}		
Group A		
Bed and breakfast	X	X
Congregate living facility	S1	S1
Dwelling, multiple family	X	X
Dwelling, single-family detached ⁴	X	X
Dwelling, single-family semi-detached ⁴	X	X

Dwelling, single-family attached ⁴	X	X
Dwelling, two-family	X	X
Extended family residence	X	X
Home occupation	X	X
Professional residential facilities:		
Recovery home A	S2	S2
Recovery home B	S2	S2
Residential treatment facility	S2	S2
Life care treatment facility	S2	S2
Group B		
Accessory use to a permitted principal or special Group B use	A	A
Place of religious assembly	X	X
Clinic	X	X
Club	X	X
College	X	X
Community garden, private	S1	S1
Day care and nursery facility	X	X
Day care and nursery facility (number limited to five (5) children)	X	X
Fraternity or sorority	X	X
Hospital and associated uses	X	X

Hotel and motel	X	X
Public cultural facility	X	X
School	X	X
School, vocational	X	X
School, business	X	X
School, trade	X	X
Security guard quarters	A	X
Group C		
Accessory use to a permitted principal or special Group C use	A	A
Alcoholic beverage sales—Craft distillery retail (package only)	S1/S2 ¹⁴	S1/S2 ¹⁴
Bar and lounge	S2 ¹⁰	S2 ¹⁰
Convenience retail (package only)	S1/S2 ¹¹	S1/S2 ¹¹
Craft distillery retail (package only)	S1/S2 ¹⁴	S1/S2 ¹⁴
Gasoline retail (package only)	S1/S2 ¹¹	S1/S2 ¹¹
Hotel w/100+rooms (on premises only)	S1/S2 ¹¹	S1/S2 ¹¹
Large venue (on premises/package)	S1/S2 ¹¹	S1/S2 ¹¹
Restaurant (on premises only)	S1/S2 ¹¹	S1/S2 ¹¹
Shopper's goods retail (package only)	S1/S2 ¹¹	S1/S2 ¹¹
Small venue (on premises/package)	S1/S2 ¹¹	S1/S2 ¹¹
Sidewalk café	S1 ⁷	S1 ⁷

Special restaurant (on premises only)	S1/S2 ¹¹	S1/S2 ¹¹
Specialty retail (package only)	S1/S2 ¹¹	S1/S2 ¹¹
Temporary (on premises only)	S1 ⁷	S1 ⁷
Bank	X	X
Catering shop	X	X
Cigar factory	X	X
Commercial communication tower	S2	S2
Commercial kitchen	X	X
Craft distillery	X	X
Drycleaning plant, small	X	X
Hazardous materials (port-related activities only)	S1	S1
Heliport, helistop	X	X
Interim parking ⁸	X	
Kennel, large (limited to fifteen (15) animals) ¹³	X	X
Laboratory, dental and mental	X	X
Maintenance or storage facility (port-related activities only)	X	X
Manufacturing, heavy (port-related activities only)	X	X
Manufacturing, light	X	X
Marina	X	X
Medical marijuana dispensary ¹⁴	X	X

Microbrewery (Production limits: Up to 60,000 barrels annually)	X	X
Nursing (care facility), convalescent and extended care facility	X	X
Office, business, and professional	X	X
Office, medical	X	X
Parking, off street		
Principal use	X	X
Accessory use ⁶	A	A
Commercial use	X	X
Parking, temporary	S1	S1
Personal services	X	X
Pharmacy	X	X
Place of assembly	X	X
Printing, light	X	X
Printing and publishing	X	X
Public service facility	X	X
Public use facility	X	X
Radio/television studio	X	X
Recreation facility, commercial		
Indoor	X	X
Outdoor	X	X

Recreational facility, private	X	X
Research activity	X	X
Restaurant	X	X
Retail bakery	X	X
Retail sales, convenience goods	X	X
Retail sales, gasoline	X	X
Retail sales, lawn and garden shop	X	X
Retail sales, shopper's goods	X	X
Retail sales, specialty goods	X	X
Reupholstery	X	X
Special event parking ⁷	X	X
Storage open ⁶ (port-related activities only)	A ²	A ²
Storefront/residential office	X	X
Storefront/residential commercial	X	X
Temporary film production ⁹	X	X
Transportation service facility (port-related activities only)	X	X
Utility transmission site	S2	S2
Vehicle repair, major (port-related activities only)	X	X
Vehicle repair, minor	X	X
Vehicle sales and leasing (port-related activities only)	X	X

Vermin control and related services	X	X
Veterinary office	X	X
Warehouse and wholesale trade (port-related activities only)	X	X
Warehouse, mini ¹²	X	X
Warehouse, mini (port-related activities only)	X	X
Water transport	X	X

Table 19-1 Notes:

¹ Except as noted in Footnote #6 below, or as may be required in a CD-2 rezoning site plan, uses in the Channel District are exempt from the buffering requirements of section 27-284.3.3, with the exception of buffer standards as they apply to solid waste facilities.

² The ability to establish a permitted use on a parcel of land is contingent on compliance with all land development regulations, including, but not limited to, concurrency, drainage, environment regulations, and parking requirements.

³ Uses in CD-2 shall be consistent with the Tampa Comprehensive Plan.

⁴ See section 27-282.8 for applicable residential design standards.

⁵ See section 27-290 for accessory parking requirements.

⁶ See section 27-282.12 for buffering requirements for open storage.

⁷ See section 27-283.13(b) for special event parking regulations.

⁸ See section 27-283.13(a) for interim parking requirements.

⁹ See section 27-282.17 for regulations applicable to temporary film production. Additionally, the Article II, Division 5 buffer requirements shall not apply to this use.

¹⁰ Refer to Articles II, Division 5 Special Use Permits and IX Alcoholic Beverages for applicable provisions.

¹¹ Refer to Articles II, Division 5 Special Use Permits and IX Alcoholic Beverages for applicable provisions. Requests may process as an administrative special use permit (S-1) only when sales

meet the specific use standards in section 27-132. If any waivers are needed, the request shall process as an (S-2).

¹² Refer to section 27-204(c) for specific performance standards.

¹³ Refer to section 27-282.26 for applicable provisions.

¹⁴ Refer to section 27-282.29 for supplemental regulations related to this use. Any request to reduce distance requirements set forth in this section, shall be processed as a special use-2 permit (refer to article II, division 5). Requirements of this section shall serve as supplemental special use criteria (refer to section 27-132).

(Ord. No. 2013-73, § 8, 6-6-2013; Ord. No. 2015-10, § 5, 1-15-2015; Ord. No. 2015-110, § 4, 11-5-2015; Ord. No. 2017-132, § 8, 8-24-2017; Ord. No. 2018-176, § 7, 11-1-2018; Ord. No. 2019-54, § 29, 4-18-2019)

Sec. 27-199. - Official schedule of dimensional regulations.

Except as otherwise specifically provided in this chapter, the minimum lot size and width, minimum required yards, mandatory yards, maximum height, and maximum density and F.A.R. shall be as shown in Table 19-2, Schedule of Dimensional Regulations.

Table 19-2

SCHEDULE OF DIMENSIONAL REGULATIONS

	CD-1	CD-2
Yard Dimensional Ranges:		
Mandatory Front Yard ^{1,5}		
11th Street:	5 feet	5 feet
12th Street:	5 feet	5 feet
Channelside Drive:	10—15 feet	10—15 feet
Kennedy Boulevard:	5—10 feet	5—10 feet
Minimum Side Yard	0 feet	0 feet
Minimum Rear Yard	0 feet	0 feet
Mandatory Corner Yard ^{2,5}	0 feet	10 feet

11th Street:	5 feet	5 feet
12th Street:	5 feet	5 feet
Channelside Drive:	15 feet	15 feet
Kennedy Boulevard:	5—10 feet	5—10 feet
Maximum Height (ft.)	60	175-60 ³
Maximum F.A.R.	3.5	3.5 ⁴
Maximum density	Per Comprehensive Plan	Per Comprehensive Plan

Notes:

¹ Front yards set at zero (0) feet for all other streets.

² Corner yards set at zero (0) feet for all other streets.

³ Building height may be considered above ~~sixty (60) one hundred seventy five (175)~~ feet up to the maximum height ~~of one hundred twenty (120) feet as prescribed by the HCAA/FAA and~~ as approved by city council. For each ten (10) feet of building height above sixty (60) feet, the required yards shall be increased by a minimum of one (1) foot.

⁴ Bonus density/intensity (FAR) considered above 3.5, pursuant to requirements of section 27-140, and as approved by city council.

⁵ Arcades may be set at zero (0) feet for any yard adjacent to a public street.

(Ord. No. 2016-58, § 5, 4-21-2016)

Sec. 27-200. - Parking requirements.

The regulations set forth in article VI, division 3 shall apply in the Channel District except as modified herein.

- (a) *Off-street parking requirements.* Any building in the CD that is erected, expanded, increased in floor area or seating capacity, or changes its use, or in which a new use is established, shall meet the applicable parking requirements as set forth in Table 19-3, Table of Required Parking Spaces.

TABLE 19-3

Use	Spaces	Per Unit
Bank	3	1,000 SF
Bar and Lounge	0.2 or 28.0	Per seat or 1,000 SF of assembly area
Catering shop	3	1,000 SF
Clinic	3	1,000 SF
Cigar factory	3	1,000 SF
College	0.5	Per student
Congregate living facility:		
Adult family home	1	Per dwelling unit
Group care facility	1	Per dwelling unit
Emergency shelter/home	1	Per dwelling unit
Foster care home	1	Per dwelling unit
Day care and nursery facility	0.5	Per employee plus 1 per facility vehicle
Dwelling, multi-family and/or efficiency	1	Per unit
Dwelling, single-family	1	Per unit
Hospital and associated uses	1	Per bed
Hotel/motel	1	Per room
Maintenance or storage facility	0.6	Per employee on largest shift
Manufacturing	0.6	Per employee on largest shift
Marina	2.0	Per slip or berth

Marina sales and repair	1.0	Per employee plus 2.0 per 1,000 SF
Medical marijuana dispensary	2	1,000 SF
Nursing, convalescent and extended care facility	0.3	Per bed
Office, business and professional	1	1,000 SF
Office, medical and veterinary	2	1,000 SF
Performing art studio	3.6	1,000 SF
Personal services	4	1,000 SF
Pharmacy	2	1,000 SF
Place of assembly (e.g. theater)	0.2 or 28.0	Per seat or 1,000 SF of assembly area
Place of religious assembly	0.2	Per seat
Printing, light	1	1,000 SF
Printing, publishing	1	1,000 SF
Public cultural facility	2	1,000 SF
Public service facility	1	Per employee
Public use facility	2	1,000 SF
Radio and TV studio	1	1,000 SF
Recreational facility, commercial	2	1,000 SF
Recreational facility, private	2	1,000 SF
Research activity	1	1,000 SF
Restaurant	0	1,000 SF

Retail sales, all types	2	1,000 SF
School (primary and secondary)	1	Per classroom
School (business, trade, vocational)	0.5	Per student plus 1 per staff member
Service station	2	1,000 SF
Transportation service facility	3	1,000 SF
Vehicle repair	2	1,000 SF
Warehouse	0.6	Per employee
Wholesale trade	1	1,000 SF

(b) *Alternative compliance.* Except for single-family detached, semidetached, and two-family dwellings, half of the required number of off-street parking spaces shall be surfaced with asphaltic or Portland cement binder pavement or an equivalent improvement so as to provide a durable and dustless surface. In making a determination as to the suitability of an equivalent improvement, the city traffic engineer shall find that such improvement:

- (1) Provides a safe and permanent surface, suitable for the quantity and quality of traffic expected to use it; and
- (2) Provides a surface that will accept permanent delineation of parking spaces, aisles, accessways and maneuvering areas; and
- (3) Provides a surface that will not contribute to erosion or sedimentation, either on-site or off-site; and
- (4) Provides a surface that meets the design standards of the department of public works.

The balance of the required parking spaces may be a hard rock surface which must be provided with bumper stops or other department of public works approved methods of delineating parking spaces.

(c) *In-lieu parking payments.* Within the Channel District, development subject to compliance with subsection (a) above shall comply with the off-street parking requirements utilizing one of the following methods:

- (1) Making payments (same rate as established in the Central Business District) which shall be contributed to a parking fund specially set aside to provide parking for the Channel District; or
- (2) Providing on-site parking spaces; or
- (3) Any combination of items (c)(1) and (c)(2) above which together will meet the requirements of subsection (a).

The amount of the payment shall be established by resolution of the city council; no building permits shall be issued until the complete payment has been received by the city.

- (d) *Variance and waiver procedure.* Variances to the number of required parking spaces may be granted by the zoning administrator pursuant to the standards set forth in section 27-283.10. City council may vary or waive the number of required parking spaces if a variance or waiver is denied by the zoning administrator; additionally city council may vary or waive the in-lieu payment. City council hearings to consider variances or waivers of the number of required parking spaces or the in-lieu payment shall be held in accordance with the procedures set forth in section 27-127(b)(2), S-2 Special use permits.

(Ord. No. 2017-132, § 9, 8-24-2017)

Sec. 27-201. - Public art requirements.

- (a) *Purpose.* The purpose of the public art requirements is to:
 - (1) Increase the presence of art in the Channel District, visible to the general public;
 - (2) Ensure that art can be enjoyed by the general public; and,
 - (3) Support the promotion of the Channel District as a vital cultural component of the Center City.
- (b) *Requirements.*

PUBLIC ART (Also refer to sec. 27-201.1)			
Required Contribution Rate	Maximum Fee	Benchmark to Pay Fee	Public Art Fund
Required for New Construction Only: 0.75% × total project development cost	\$200,000.00	Prior to issuance of certificate of occupancy	Fund consists of all payments for public art requirements within the Channel District (CD)

- (c) *Public art fund.* A public art fund shall be created and shall consist of all payments for public art requirements within the Channel District (CD). The public art fund shall be used solely for the selection, acquisition, installation, maintenance, and insurance of public art to be displayed on public property in the Channel District, unless otherwise agreed by mutual agreement of a private property owner and the City to be placed on private property (subject to section 27-201.1). Refer to chapter 4, city code.
- (d) *Maintenance of public art on private property and maintenance covenant.* Refer to section 27-201.1.

(Ord. No. 2017-43, § 5, 3-16-2017)

Sec. 27-201.1. - Maintenance agreements: Public realm; public art.

- (a) For certain improvements made by and/or agreed to by a property owner, the property owner is required to execute a maintenance agreement and covenant for such improvements, within specific areas, as follows:
 - (1) Construction/installation of Channel District streetscape improvement(s) within the public right-of-way.

- (2) Public art funded by Public Art Fund monies (refer to sections 27-201).
- (b) The maintenance agreement and covenant shall be executed and compliant with the following:
 - (1) The document(s) shall be in a form acceptable to the city attorney;
 - (2) The property owner shall maintain and repair all elements of the improvement(s); and
 - (3) The document(s) shall be recorded in the public records of Hillsborough County and shall be binding on all successors in interest.
- (c) Maintenance of public art on located on private property and maintenance covenant.
 - (1) Public art placed on private property and subject of/to a maintenance agreement and covenant executed prior to April 15, 2017, shall continue to be subject to all terms and requirements of such agreement and covenant, unless otherwise agreed to by the city.
 - (2) Public art placed on private property, subsequent to April 15, 2017, shall be subject to a maintenance agreement and covenant terms and requirements of this section, unless otherwise agreed to by the city.

(Ord. No. 2017-43, § 6, 3-16-2017)

Sec. 27-202. - Development design approval and procedures.

- (a) *Design approval; when required; submission of application.*
 - (1) *Design approval required.* Any property owner or agent thereof proposing to erect a building or structure or conduct major renovations on any building or structure in the Channel District, for which a rezoning application or building permit application is submitted as of the effective date of this article, shall obtain design approval for said building or structure by complying with the provisions of this article.
 - (2) *Submission of application.* An application for design approval shall be submitted to the urban design manager at the same time as an application for commercial site plan review as required by Chapter 5 of this Code, unless design approval was already obtained at time of a rezoning to CD-2.
- (b) *Review procedure.*
 - (1) *Pre-application conference.* Any property owner or agent thereof required to obtain design approval shall schedule a pre-application conference with the urban design manager prior to the submission of an application for design approval. For those developments seeking consideration of any bonus criteria through the site plan rezoning process, a pre-application conference shall also be scheduled with the zoning administrator for evaluation of those proposed items. The pre-application meeting will serve as an initial exchange of information in order for the applicant to receive a better understanding of the city's standards and requirements for the Channel District and at the same time, the city obtains information related to the applicant's proposed use(s) and location.
 - (2) *Submission requirements.* All applications for design approval shall contain, at a minimum, the following items (as determined by the zoning administrator and urban design manager):
 - a. Scaled site plan showing all improvements, existing conditions, and dimensions of the site and building as well as adjacent streets.
 - b. Scaled landscape plan, which may be incorporated into site plan, showing preliminary plant material (existing and proposed) with specific information as to location, species, and sizes.
 - c. Typical floor plan with major use categories as necessary to describe all levels of building.
 - d. Exterior building elevations of all sides with general material designations.

- e. Sketches of signs, locations, and their dimensions.
 - f. General exterior color description, including signs.
 - g. Exterior perspective (character sketch) in color at the pedestrian level (at least two (2) prominent sides). This drawing may be a sketch perspective rendered in sufficient detail using any color medium such as markers or colored pencil, etc.
 - h. Streetscape plan detailing all required public realm features, such as street furnishings, lighting, art, plantings, etc.
- (3) *Review of design approval application.* The urban design manager shall review applications for design approval to ensure the visual and aesthetic intent of this article is met. For those developments seeking consideration of any bonus criteria through the site plan rezoning process, the zoning administrator shall be responsible for evaluation of those proposed items.
- (c) *Approval, denial, and appeals.*
- (1) *Approval/denial.* When design approval is required for a project, review for design approval shall be conducted concurrently with commercial site plan review required by Chapter 5 of the City of Tampa Code. Approval or denial (official determination) shall be reported to the applicant in writing, clearly outlining the basis for the decision including related code sections, within thirty (30) working days of the submittal date.
 - (2) *Appeals.* Applicants that have received an official determination of 'denial' may appeal to the city council, who may grant waivers to the design provisions of this article, through the CD-2 site plan rezoning process as described in this article and Article III, Division 3.

Sec. 27-203. - Designation of corridors.

- (a) *Designation of gateways.* Iconic elements and public art help to provide neighborhood identity at gateway locations throughout the Channel District. Where appropriate, provide gateway monuments through local artists design competitions. Gateways shall occur in several key locations in the Channel District. See Figures 19-1(a) and (b) for a map of gateway locations.
- (1) *Major gateways—Significant entries into the District shall contain major identity elements and enhancement.*
 - a. Intersection of Twiggs Street and Meridian Avenue.
 - b. Intersection of Channelside Drive and Meridian Avenue.
 - c. Intersection of Cumberland Street and Channelside Drive.
 - d. Any location along Channelside Drive between Twiggs Street and Lee Roy Selmon Crosstown Expressway.
 - (2) *Secondary gateways—Areas where smaller pedestrian scale identity elements shall occur.*
 - a. Intersection of Kennedy Boulevard and Meridian Avenue.
 - b. Intersection of Jackson Street and Meridian Avenue.
 - c. Intersection of Whiting Street and Meridian Avenue.
 - (3) *Standard streetscape design for the district shall adhere to the applicable design palette, as depicted in Figures 19-2 through 19-9.* For those developments that propose improvements to achieve bonus density/FAR, the proposed design must exceed those related features depicted herein.



Figure 19-1(a)

LEGEND

- Major Street
- State System
- Minor Street

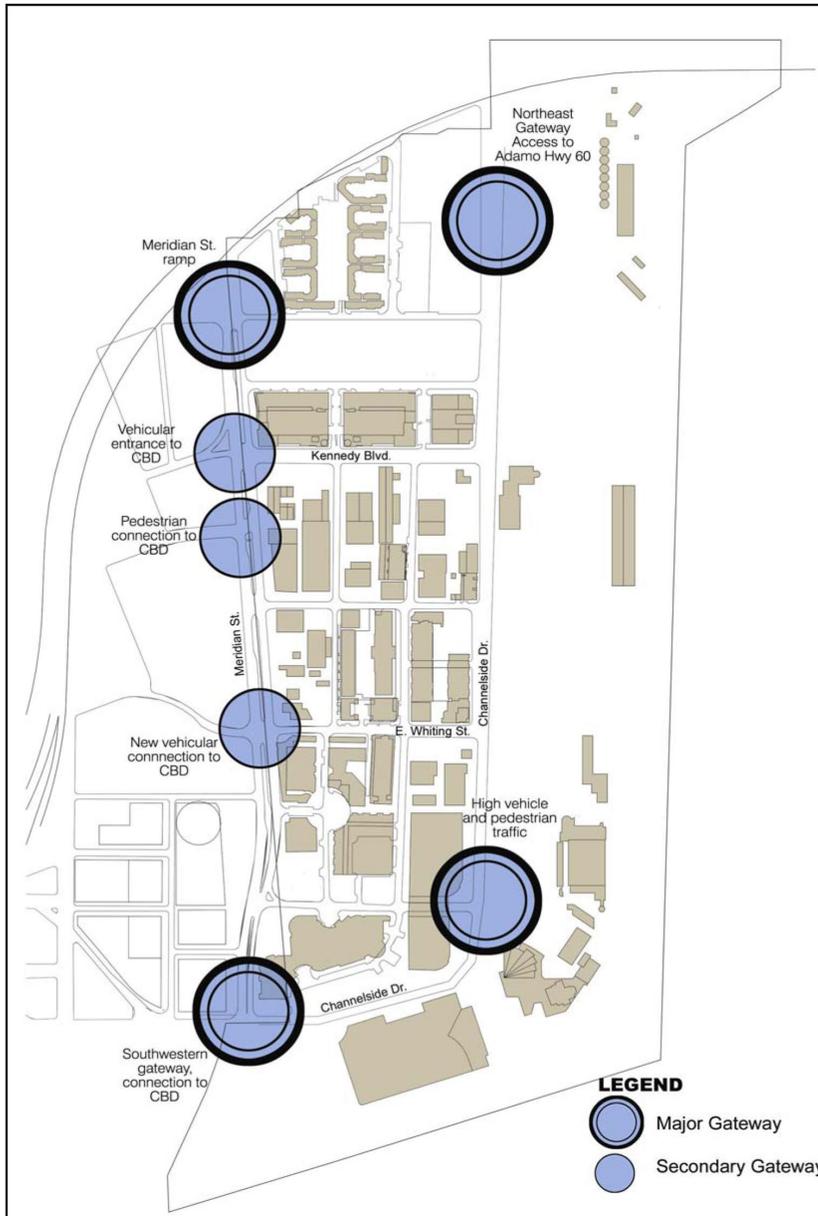


Figure 19-1(b)

(b) *Streetscape design and layout.*

- (1) *Channelside Drive.* This key corridor provides significant community identity and vitality through the adjacent publicly owned facilities and transportation systems. Channelside Drive is an urban four-lane road with one hundred (100) feet right-of-way. North of Kennedy Boulevard, it is a state regulated facility. In that location, placement and maintenance of design enhancements must comply with FDOT design standards. Improvements to the corridor are needed to increase pedestrian activity, extend active land uses along the east side of the right-of-way, and support increased transit use. Enhanced pedestrian access to Streetcar stations shall be provided. A minimum four-foot buffer zone along the curb including a combination of cobblestone pavers and landscape area shall be provided on both sides of the right-of-way. A minimum fifteen-foot sidewalk is required on the south or east side of the right-of-way. See Figures 19-2 and 19-3 for streetscape concept and cross-section concept.

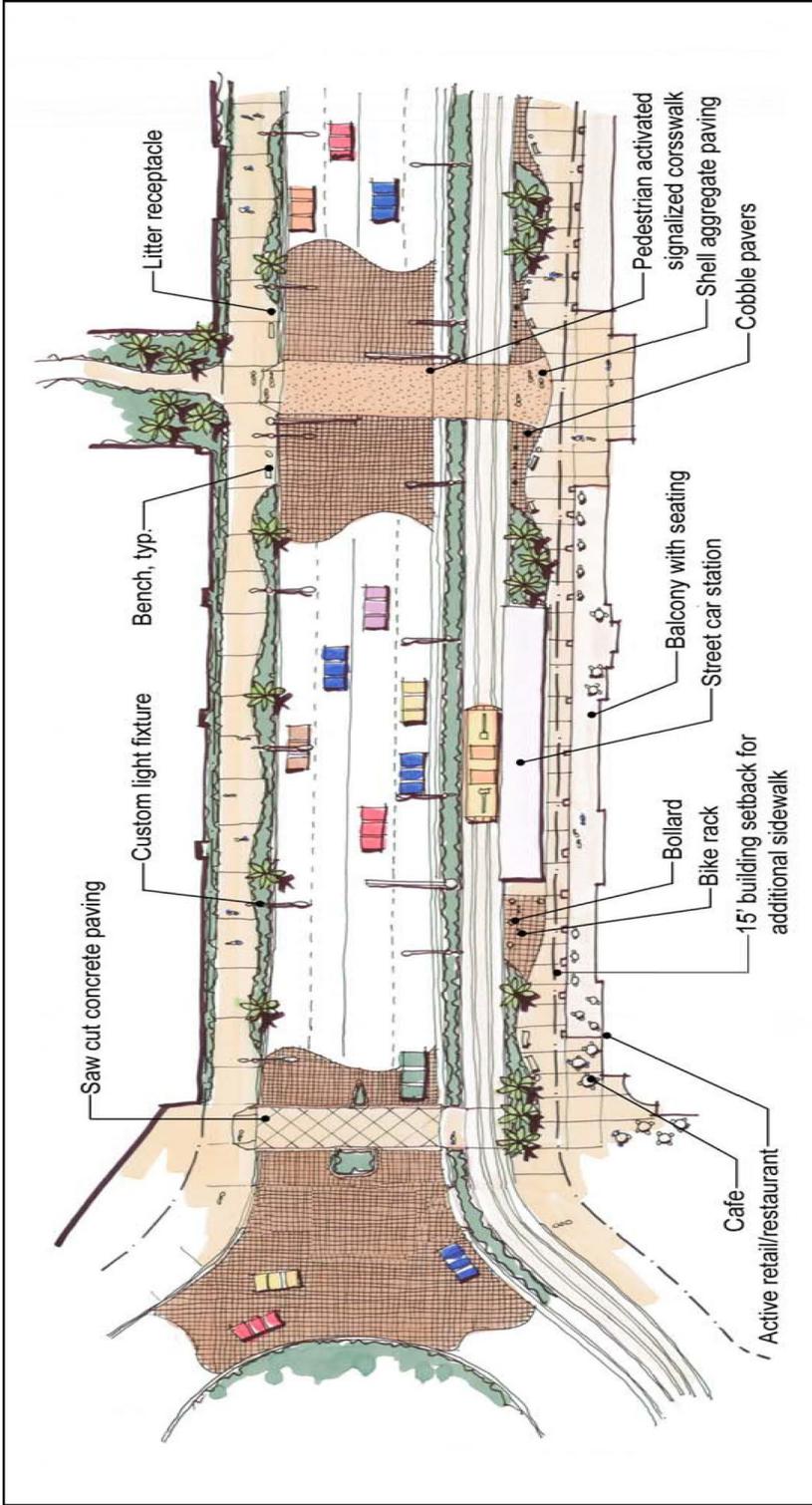


Figure 19-2

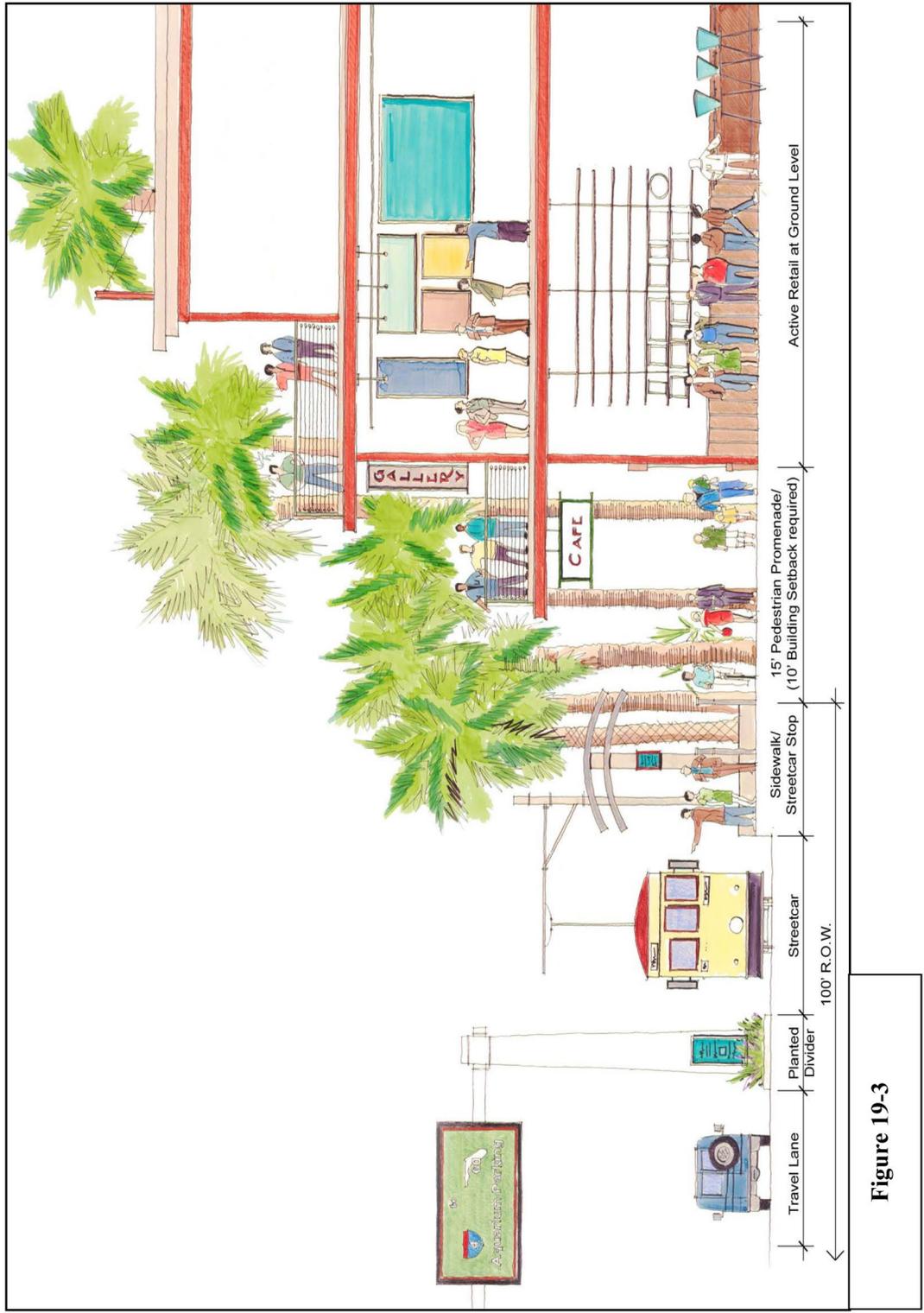


Figure 19-3

- (2) *Kennedy Boulevard/SR 60*: This corridor provides direct connection between the Central Business District and Ybor City. It is depicted as an urban five-lane road. As a state regulated facility, placement and maintenance of design enhancements must comply with FDOT design standards. Safe pedestrian crossings are required to ensure that the corridor does not create

physical barriers for pedestrians within the District. A minimum four-foot buffer zone along the curb including a combination of cobblestone pavers and landscape area shall be provided on both sides of the right-of-way. See Figures 19-4 and 19-5 for streetscape concept and cross-section concept.

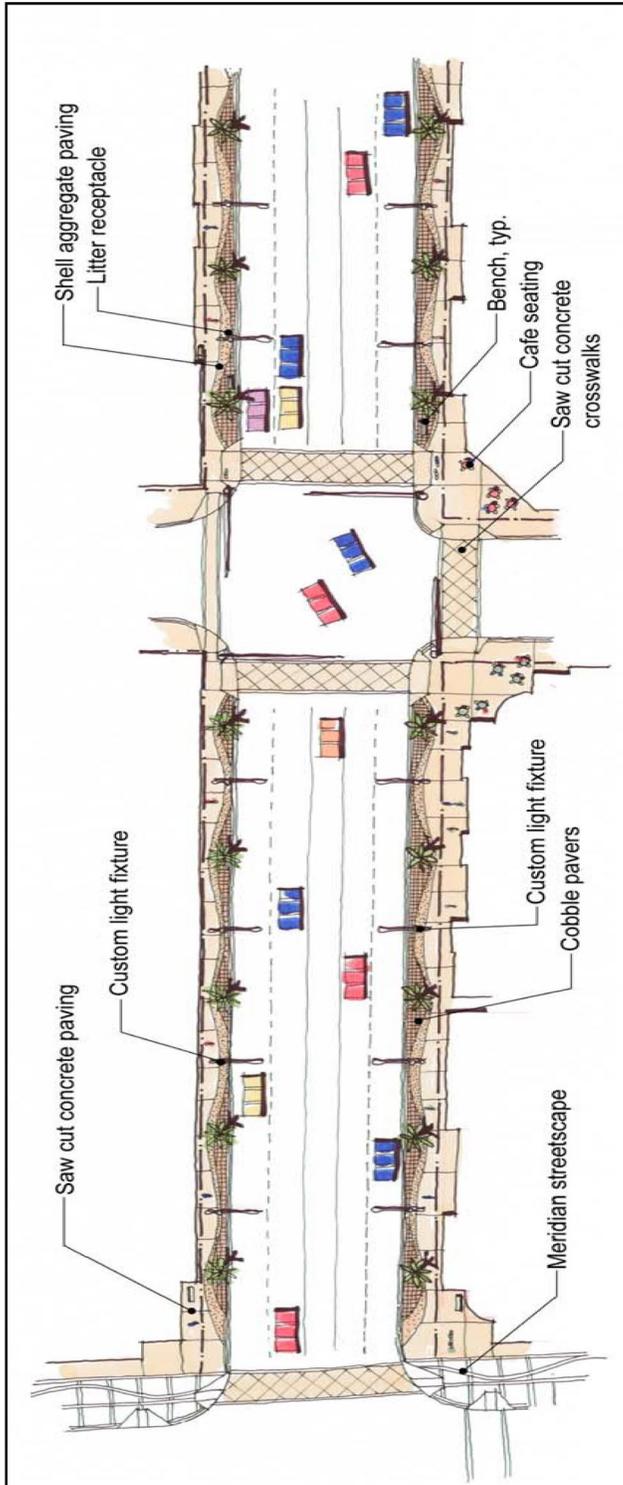


Figure 19-4

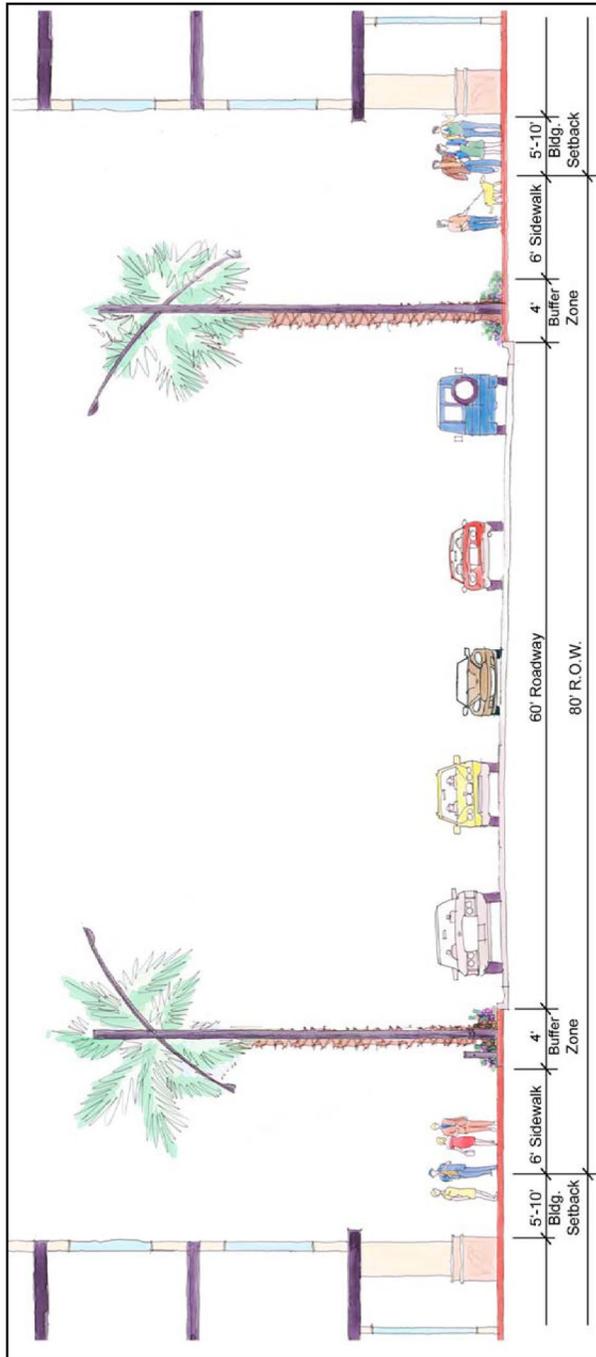


Figure 19-5

- (3) *Twiggs Street*: This corridor provides a direct connection between the Central Business District, the Channel District, and Channelside Drive. Additionally, it provides access to the Lee Roy Selmon Crosstown Expressway. Twiggs Street in the District is an urban four-lane road with eighty (80) feet right-of-way. On-street parking shall be provided on the north side of the right-of-way. A ten-foot wide City urban trail shall be provided on the south side of the right-of-way. A minimum four-foot buffer zone along the curb including a combination of cobblestone pavers and landscape area shall be provided on both sides of the right-of-way. See Figures 19-6 and 19-7 for streetscape concept and cross-section concept.

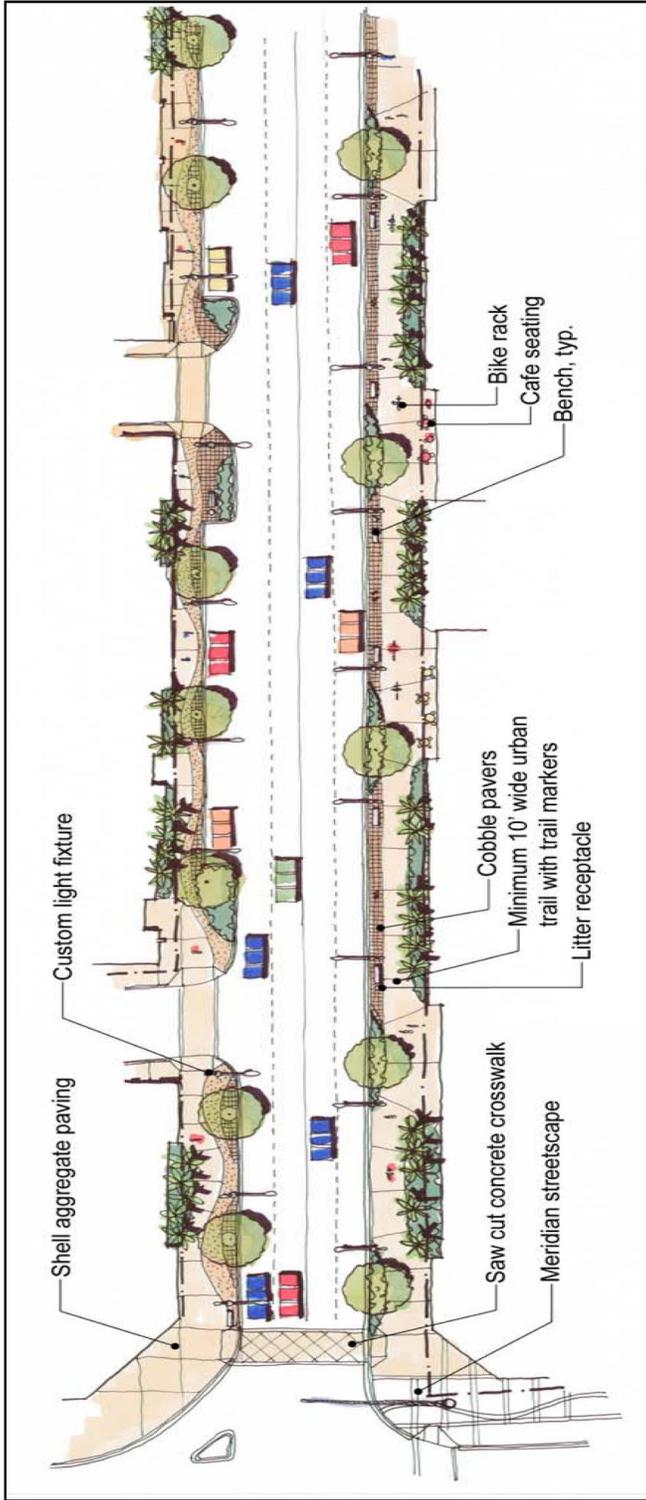


Figure 19-6

Figure 19-6

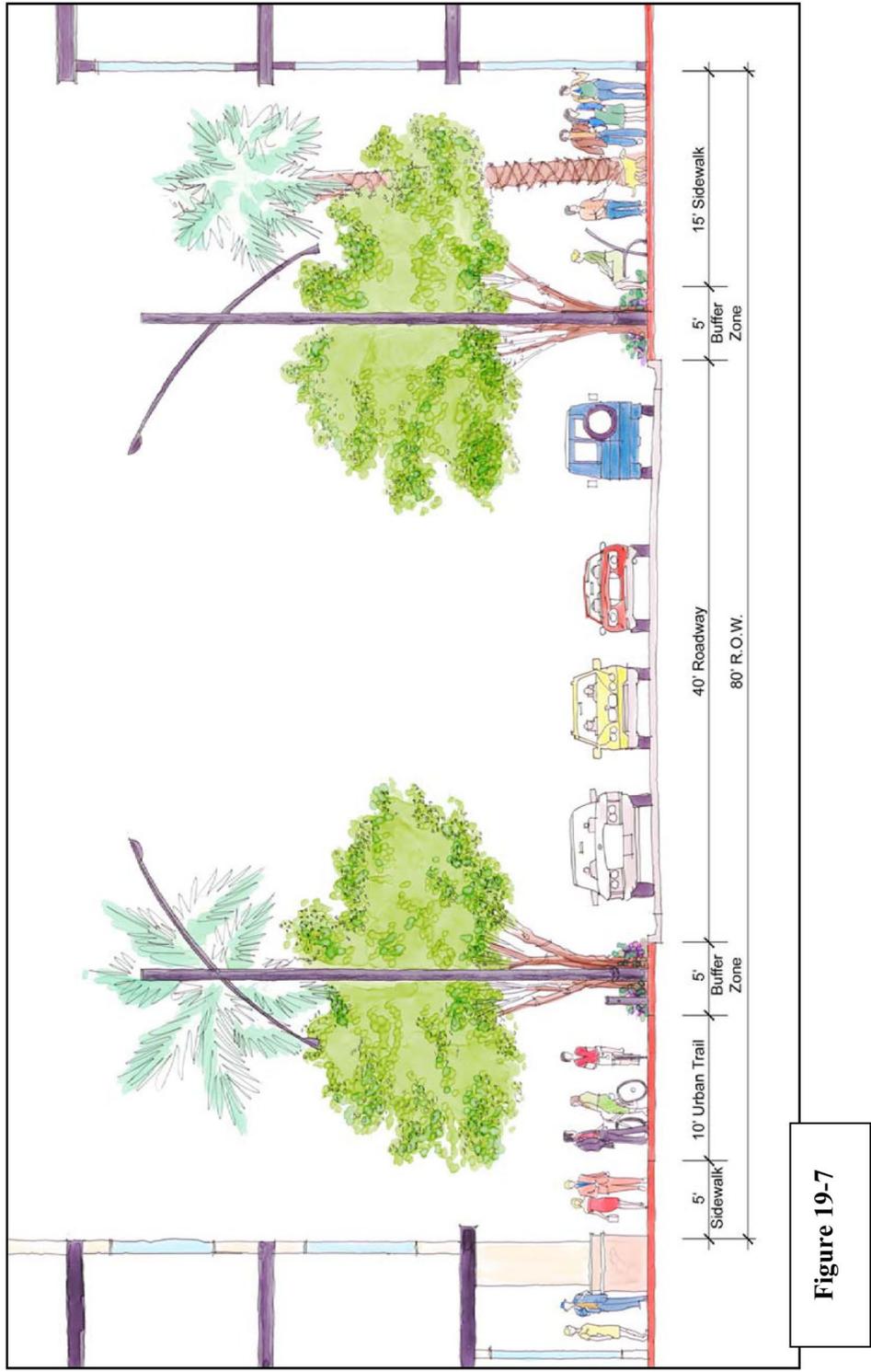


Figure 19-7

(4) *Interior Streets:* The remaining interior street corridors provide interconnections throughout the District. North-south streets are depicted as a typical two-lane urban cross section, with on-street parking on both sides of the right-of-way. East-west streets are two-lane urban cross-section with a continuous left turn lane and on-street parking on one side of the street. Pedestrian crosswalks and mid-block crossings are proposed to provide safe and convenient

pedestrian movements. See Figures 19-8 and 19-9 for streetscape concept and cross-section concept.

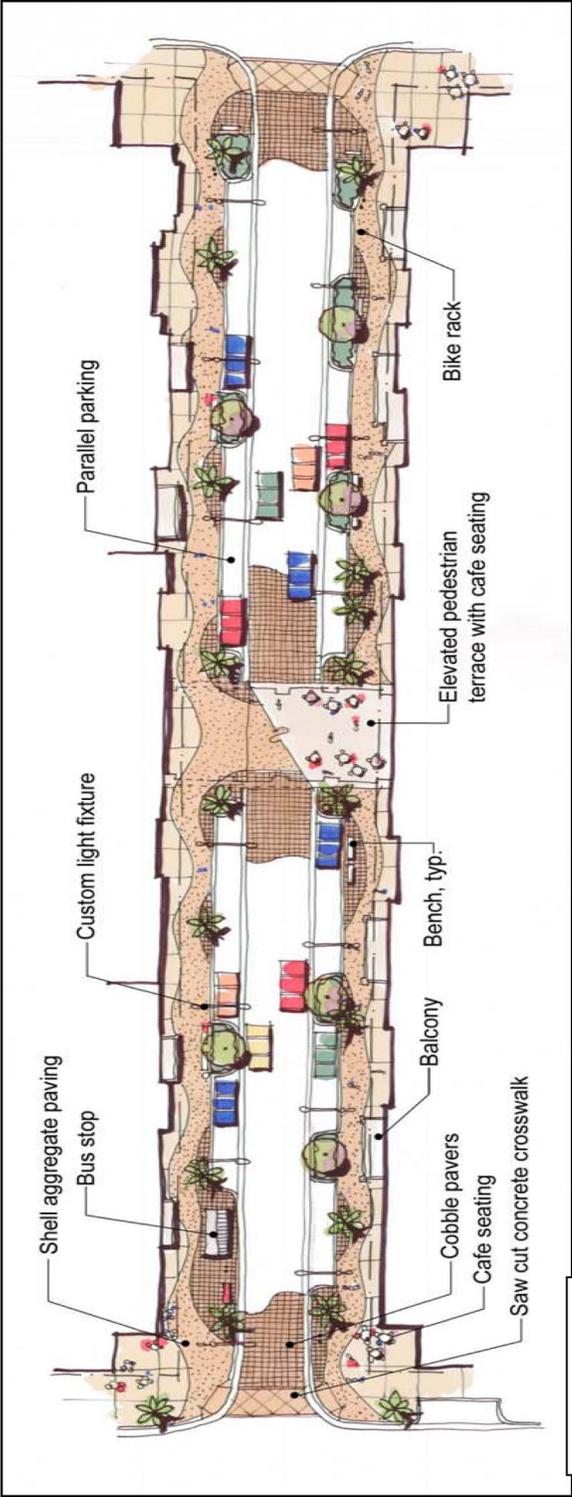


Figure 19-8

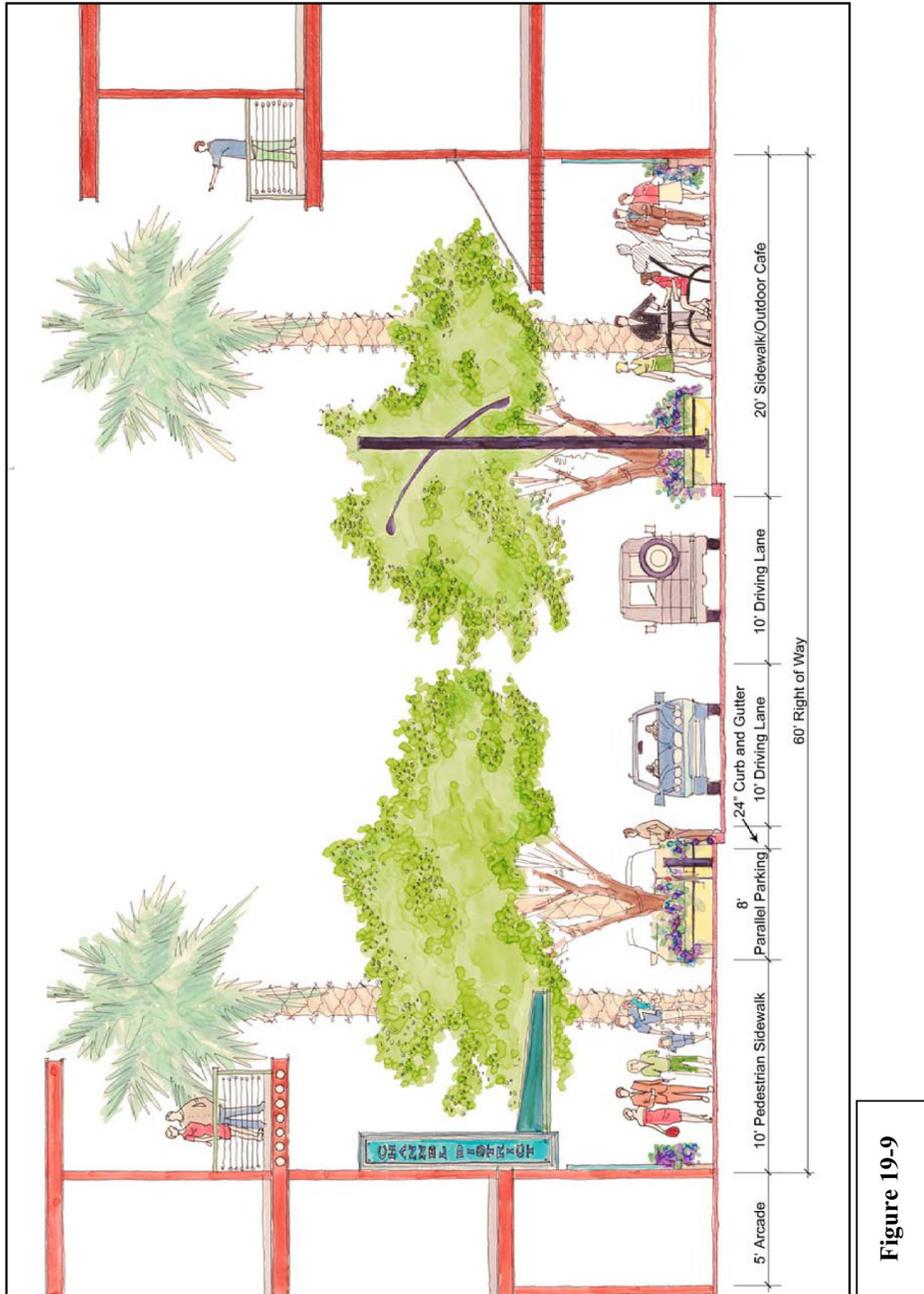


Figure 19-9

(Ord. No. 2007-190, § 9A, 9-6-07; Ord. No. 2008-183, § 6, 10-16-08; Ord. No. 2016-58, § 6, 4-21-2016)

Sec. 27-204. - Development site and building design standards.

- (a) *Compliance.* Compliance with the standards included herein shall be required in order to obtain design approval.
- (b) *General site and building design standards.*

- (1) All developments shall provide residential, office, neighborhood serving commercial uses, including general retail, restaurant, and/or personal services, and said uses shall be located on the ground floor and may extend to the second floor and above for a specific user. Furthermore, the location of said uses within the ground floor assists in the creation of pedestrian interaction and connectivity to the public right-of-way.
 - (2) Developments shall provide shade and weather protection for pedestrians along public rights-of-way. This may be accomplished through the use and incorporation of awnings, canopies, arcades, etc. The intent of this standard is to provide weather protection for pedestrian traversing the sidewalk adjacent to the structure. In the rare instance that a surface parking lot is placed at grade and adjacent to a public sidewalk, the proposed streetscape trees shall be increased in caliper and canopy spread, so as to fully shade said public sidewalk.
 - (3) Developments shall provide outdoor building light fixtures, which complement the architecture, at all points of ingress/egress from the structure. The light level shall be a minimum of one (1) foot candle.
 - (4) *[Reserved.]*
 - (5) Telephones, vending machines, or any facility dispensing merchandise shall be confined to a space built into the building or buildings, or designed as a separate structure compatible with the main building or the theme of development.
 - (6) Parking shall be located on the street (if approved by department of public works), or within, on the side, or in the rear of the buildings (oriented away from public rights-of-way. However, in regard to the property between 13th Street and the Ybor Channel, for water transport and other water dependent uses, parking also may be located in the front of buildings.
 - (7) Vehicle access and circulation for new development shall not impede pedestrian circulation. This may be accomplished by limiting the frequency and placement of curb cuts, by allowing adjacent property owners to share the same entrance and exit driveway to parking, and/or by utilizing a variation on materials to delineate pedestrian areas.
 - (8) Utilities shall be placed underground.
 - (9) The design of new buildings or structures and major renovations, specifically the design of building façades, shall demonstrate due respect and consideration for their context within the District; however, developments are not mandated to resemble one another or to utilize the same architectural style as that of an adjacent structure, in order to be compatible. Compatibility can be achieved through the proper consideration of scale, proportion, site planning, landscaping, materials, etc.
 - (10) Building surfaces, walls, and roofs shall, however, consider complimenting each other in regard to materials, texture, color, etc. In most cases, mixing façade materials is acceptable but there may be extreme situations where mixing materials such as brick and stone are uncomplimentary and therefore not recommended.
- (c) *Performance standards for mini-warehouse in Channel District.*
- (1) The use is limited to the upper floors of buildings;
 - (2) The use must be part of a mixed use project with at least two (2) uses, one (1) of which must be residential;
 - (3) The use may not exceed forty (40) percent of the total square footage of the project;
 - (4) The use must be integrated within the structural system of the building;
 - (5) The use is allowed in Zoning Districts CD-1, CD-2 and CD-3;
 - (6) The rental of mini-warehouse units shall not be limited to the residents of the building housing the use; and,

- (7) The storage of hazardous materials other than materials common in household use and in retail and commercial businesses such as ordinary detergents and other cleaning materials, cosmetics, paints and adhesives, automotive fluids in small quantities, and other such materials, shall be prohibited; and,
 - (8) On lands with Heavy Industrial (HI) future land use designation:
 - a. Standards set forth in subsections (c)(2) and (c)(3) above shall not apply;
 - b. Those portions of the building(s) with street frontage shall contribute to the active pedestrian character of the corridor and shall include office or commercial uses (inclusive of accessory office/retail uses for the mini-warehouse use), for a minimum depth of twenty-five (25) feet.
- (d) *General on site landscaping standards.*
- (1) Provide landscaping with color where a new building or structure or major renovation encompasses the entire site, by introducing color and plantings with flowers (window boxes or flowering vines).
 - (2) Landscape designs shall be integrated into the overall design concept. Landscaping schemes shall consider the design of the structure, adjacent structures, the surrounding areas and the streets.
 - (3) A variation in color shall be reflected in the landscape design by use of flowers, flowering plants, or different types of landscaping which result in colorful and complementary schemes.
 - (4) Landscaping shall be used to screen objectionable areas located on ground level such as trash and garbage service areas, and outside mechanical equipment (i.e., air conditioning condensers), unless screened through an alternative architectural/structural design.
- (e) *General sign standards.* The following sign standards shall apply to new buildings or structures and major renovations in the CD and shall be in addition to the sign regulations set forth in Article VI, Division 6; where inconsistent, the more restrictive shall apply.
- (1) No signs are to abut at the corner of a building. A minimum clearance of ten (10) feet shall be required between such signs. A minimum clearance of four (4) feet shall be maintained between signs on the same façade.
 - (2) All signage shall be placed on or attached to the building façade, canopy, awning, or marquee. Exceptions to this would include small directional, entrance or exit signs where warranted.
 - (3) Awning signs may be located at a tenants main entry under an awning and is intended for pedestrian communication. The sign must be at a right angle (perpendicular) to the exterior wall. Each tenant is allowed one (1) non-illuminated sign only. The tenant name may be placed on the both faces of the sign. The maximum dimensions for the sign are as follows: four (4) feet long, one (1) foot high and six (6) inches thick. The maximum height for the lettering shall be six (6) inches. The bottom of the sign must be a minimum of seven (7) feet above the sidewalk.
- (f) *Waterfront access.*
- (1) All new buildings or structures and major renovations located in an area bounded by the Crosstown Expressway, 13th/Platt Streets (Channelside Drive), Beneficial Boulevard, and the Ybor/Garrison Channels shall provide public access points to, and along, the water's edge. Where feasible, independent waterfront overlook areas for pedestrians may be developed at dead-ends of existing rights-of-way at the water's edge, or along dock areas which may have intermittent use and allow public access when the property owner's scheduling permits.
 - (2) Where feasible, public access along the water's edge shall be incorporated into the designs of all new buildings or structures and major renovations located adjacent to the Channel District waterfront.

- (g) *Encroachments.* Encroachments into the public right-of-way for awnings, awning signs or architectural features may be authorized administratively through the commercial site plan review process.

A separate encroachment application for awnings or architectural features will not be required provided the projections comply with the following criteria:

- (1) Such features shall be at least eight (8) feet above grade and have a maximum projection into the right-of-way of six (6) feet.
- (2) Building columns are prohibited from projecting into the right-of-way.
- (3) Encroachments shall leave street corners free of obstruction to allow for safe traffic movement and proper placement of utilities.
- (4) Proper lighting underneath overhangs shall be provided and maintained by the property owner.
- (5) A hold harmless agreement must be signed by the owner and submitted to, and approved by, the city attorney's office prior to issuance of building permits.

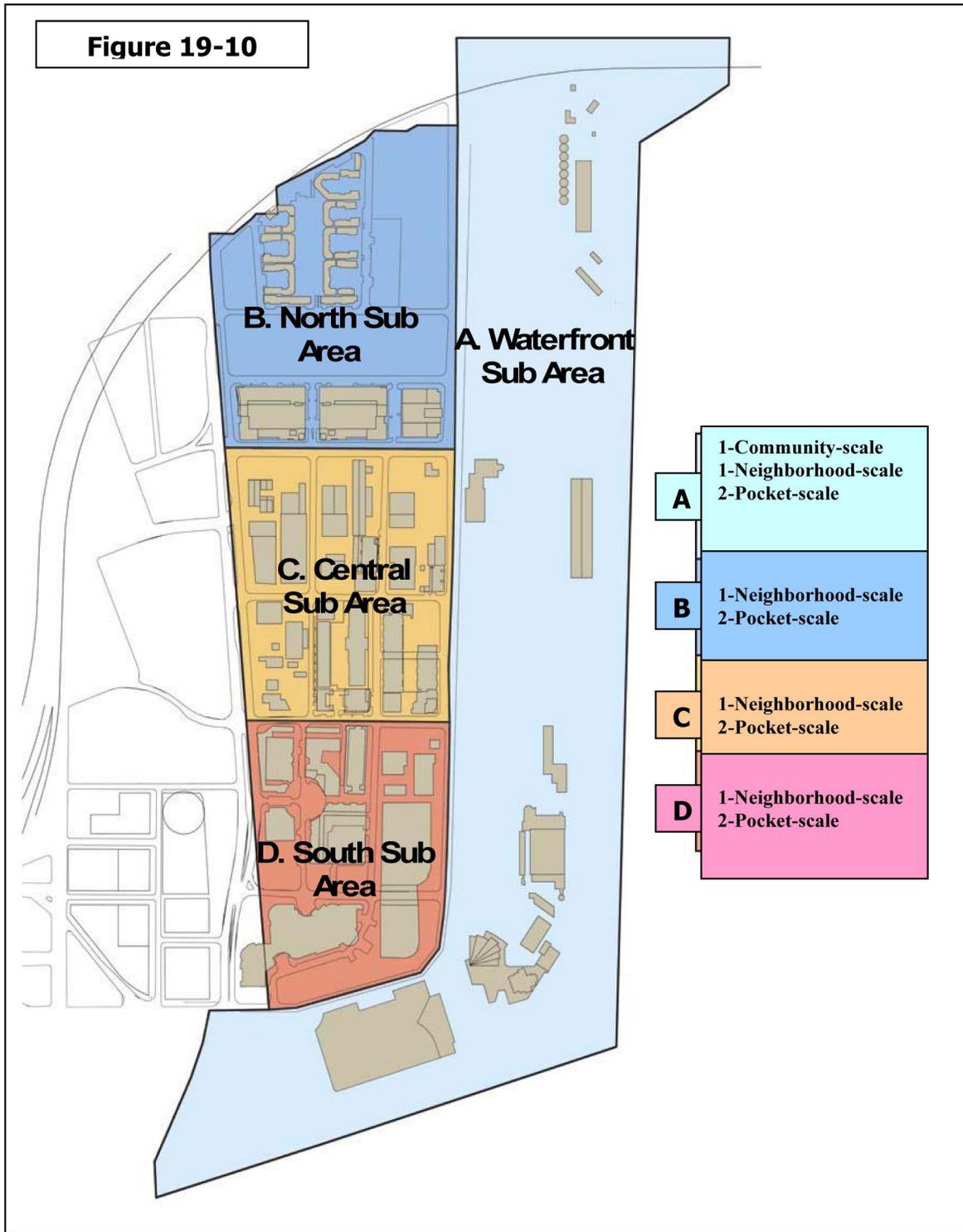
A separate encroachment application for awning signs will not be required provided the projections comply with section 27-204(g)(3) and a hold harmless agreement is provided.

(Ord. No. 2016-177, § 1, 11-17-2016)

Sec. 27-205. - Public open space design concepts; community-scale, neighborhood-scale, pocket-scale.

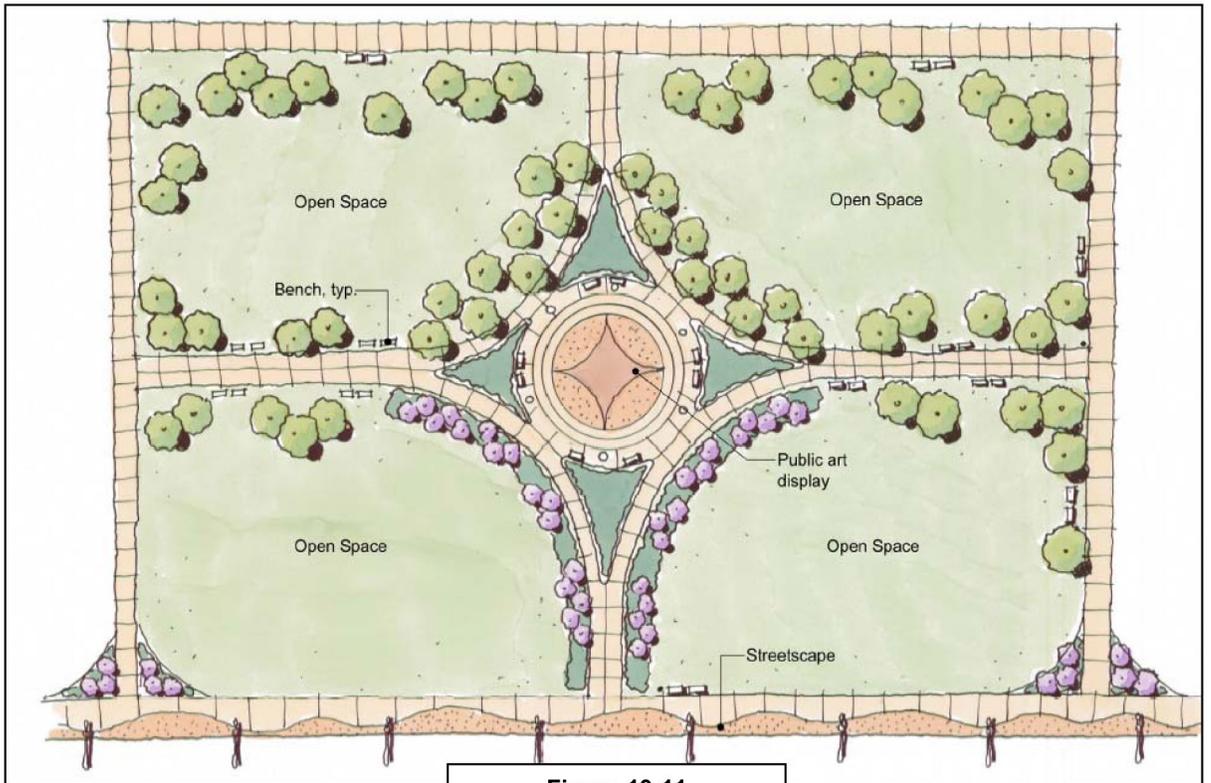
- (a) Per the "Channel District Community Redevelopment Area Strategic Action Plan," it was determined that the district was in need of a minimum of one (1) community-scale space (two-acre minimum), four (4) neighborhood-scale spaces (0.5 acre minimum), and eight (8) pocket-scale spaces (0.10 acre minimum), see Figures 19-11 through 19-14.

Figure 19-10

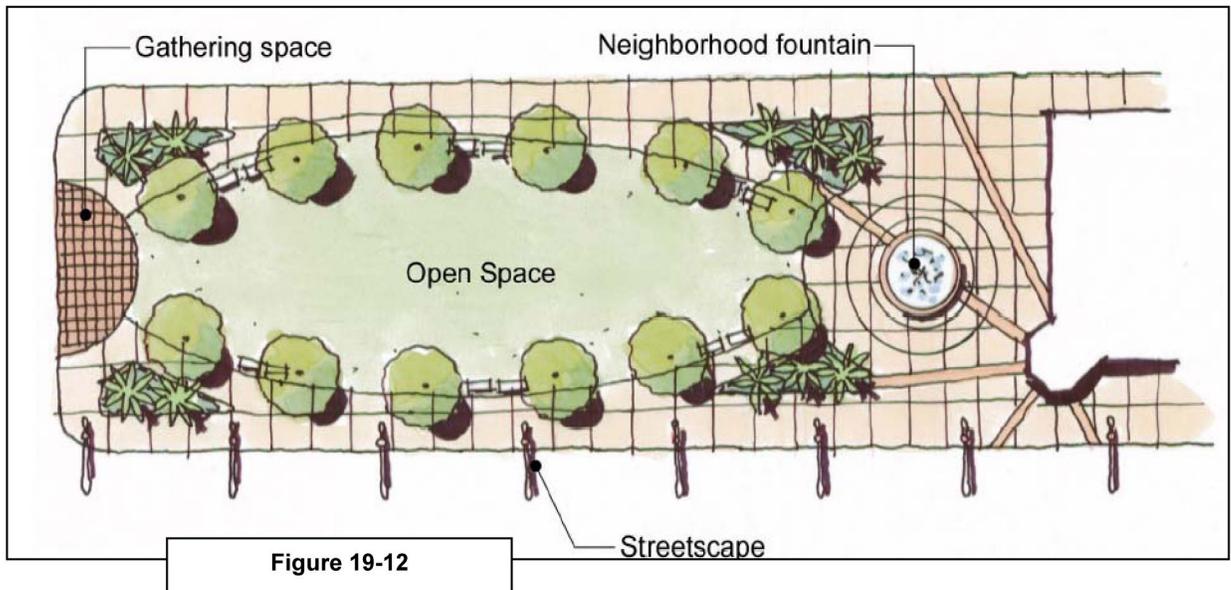


(b) For those developments that propose public open space amenities to obtain bonus FAR, in accordance to this section, the minimum standards and design concepts shall apply:

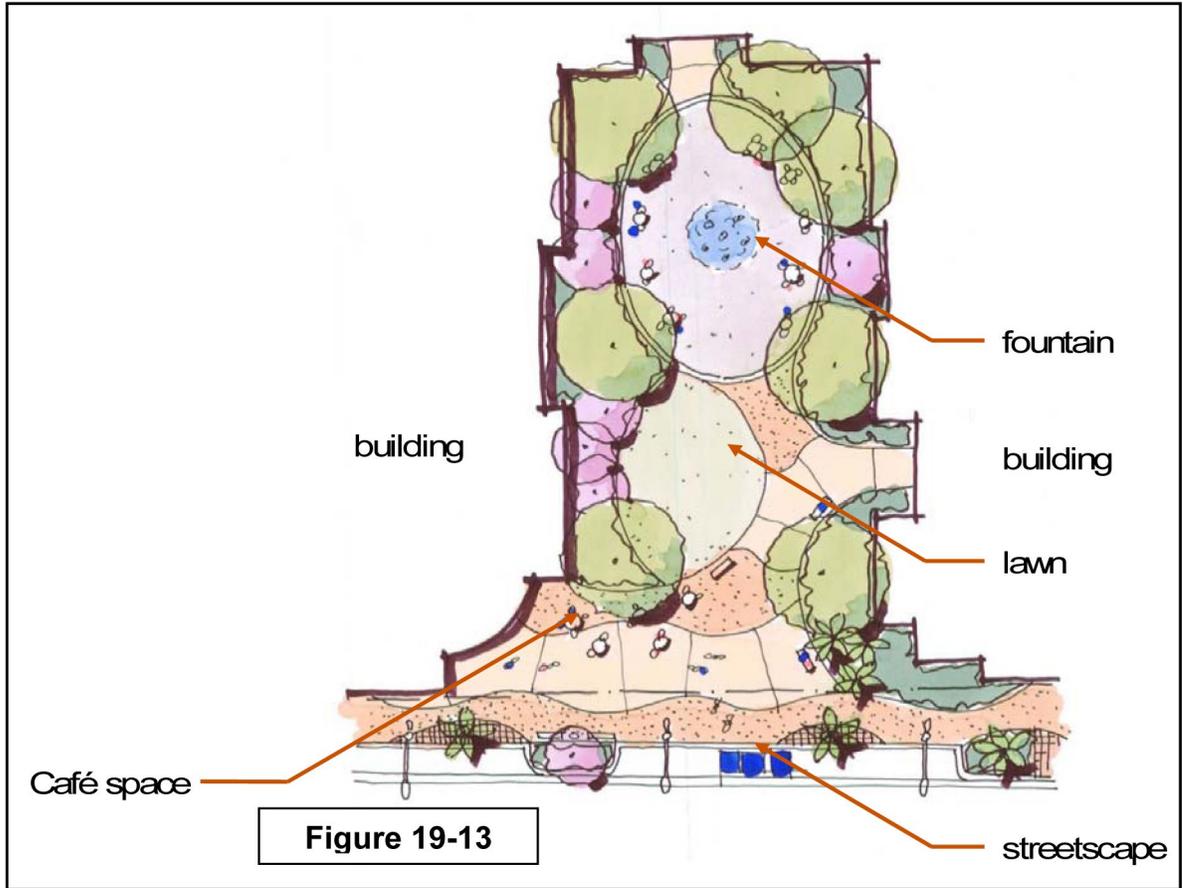
- (1) Community-scale space shall be a minimum of two (2) acres and shall follow the general design concept of Figure 19-11:



- (2) Neighborhood-scale space shall be a minimum of one-half (0.5) acres and shall follow the general design concept of Figure 19-12:



- (3) Pocket-scale space shall be a minimum of one-tenth (0.10) acre and shall follow the general design concept of Figure 19-13:



Sec. 27-206. - Channel District bonus methodology and calculation; list of bonus amenities.

Compliance. All developments that seek density/intensity bonuses within the Channel District shall adhere to the regulations set forth in section 27-140. Unless otherwise permitted by this chapter, developments that have been granted bonuses by city council, per the provisions of this section, shall not be granted any further administrative increase in floor area, unit count, or building height through section 27-138 substantial change.

(Ord. No. 2016-58, § 7, 4-21-2016)

Secs. 27-207—27-210. - Reserved.