

2020

TAMPA CODE AMENDMENTS



EXECUTIVE SUMMARY

27-43 The definition of “grand tree” has been modified to provide clarity, to reinforce intent, and to better align with the City’s urban forest performance indicators. Healthy trees produce greater benefits and have reduced maintenance costs.

27-211.13 The codified size of acceptable planting material is listed as three- and four-foot caliper trees at planting, these would be grand trees at that size. The proposed change rectifies the caliper size from feet to inches.

27-283.16 Bicycle parking is good for businesses and promotes cycling as a legitimate form of transit. Also, well-designed parking can improve streetscapes and reduce pedestrian conflicts, as required in LDC Sec. 25-184. Currently, only 27-283.7 provides a dimensional criterion for bicycle parking, and only in the context of a temporary special event. This code amendment intends to standardize the dimensional standards of bicycle parking for all uses and to prohibit the use of substandard rack options that do not adequately support or secure bicycles.

27-284.1.2 This section notes the opposing characteristics of Camphor trees relative to the urban canopy and our native plant communities. To better meet the performance criteria indicated in the City of Tampa Tree Canopy and Urban Forest Analysis (2016) and the Urban Forest Management Plan, the importance of camphors should be reduced. According to the literature cited in the analysis (Duryea), Camphor is a species with medium-low wind resistance. The proposed code change disincentivizes the preservation of camphors and simplifies mitigation for removal of camphors.

Also, through an anomaly in mitigation calculations, protected camphors require more mitigation than grand camphors due to the multiple depreciation factors included in the grand mitigation calculations provided in Table 284.4.1-A1. Since camphors are considered invasive, the species rating is 0.1, which reduces the grand mitigation requirements by 90%. A simpler replacement requirement has been proposed for this species.

27-284.3.1 Table 284.3.1 lists arbitrary minimum retention requirement percentages that do not relate to the urban forest management plan except by measuring gross trees preserved. As the plan suggests, not all trees are created equal, and Footnote 4 begins to capture the variable importance of individual species within the larger tree canopy population. A weighted calculation method has been provided as an option for sites where raw numbers may not convey the importance of particular trees relative to the adjacent community.

EXECUTIVE SUMMARY

27-284.3.3 More than one design professional has provided the consultant team with their unsolicited critique of the “landscape buffer table.” We are proposing a few formatting changes to improve clarity while also rectifying what we believe to be scrivener’s errors.

- Like uses have been grouped into “use categories” to visually reinforce that the adjacent use buffers apply to each use in the category.
- “Any” has been removed from “Any Other Group B Use” and “Any Other Group C Use” to reduce confusion.
- To better support large and medium trees, parking island width has been codified.
- Buffer landscaping has been defined in more detail.



27-43

DEFINITIONS

- General merchandise sign: A sign which contains copy or a logo of general merchandise sold on the premises.
- Government sign: Any sign erected by or on the order of a public official in the performance of his office or duty including, but not limited to, traffic-control signs, street name signs, warning and directional signs, historical markers, official commemorative signs, public notices, signs identifying governmental or public facilities or signs of similar nature.
- Grading: Leveling or planing land to a smooth horizontal or sloping land surface by the use of mechanical leveling or grading equipment or, in the case of stockpiled soil, other mechanical equipment.
- Grand tree: A species of tree and its root system, with crown spread, DBH of at least thirty-two (32) inches, and a condition rating of "A", "B", or C," which are of the identity, size, and character, as set forth in section 27-284.1.2. Any tree designated as a Challenger or Champion tree by the State of Florida is considered a grand tree.
- Green building: Any building which increases the efficiency with which it uses resources, such as energy, water, and materials, while reducing a buildings negative impact on human health and the environment, through better siting, design, construction, operation, maintenance, and removal, completing building life cycle.
- Greenhouse: A building made of glass, plastic, or fiberglass in which plants are cultivated.
- Green space: Synonymous with "landscaped area" or "landscape area".
- Gross land area: All area within the boundaries of a zoning lot or PD district

Trees in Poor Condition (D) or worse will no longer qualify as grand trees. On infill sites, they frequently are considered hazardous and on vacant sites they are typically not preservation quality. The City of Tampa Urban Forest Management Plan promotes the preservation of healthy urban trees.

27-211.13

LANDSCAPING (GREATER SEMINOLE HEIGHTS)

- (a) ...
- (b) ...
- (c) ...
- (d) ...
- (e) Required plantings (all landscape materials). In cases of conflict between the general and parking area landscaping, the most restrictive standard applies.
 - (1) General site landscaping standards: all development (not including single-family detached, -attached, -semi-detached, or two-family) shall comply with development standards set forth below:
 - (2) Parking area landscaping (vehicular use area as defined in section 27-43) standards. All development shall comply with development standards set forth below:
 - (3) Acceptable planting materials. Tree selection shall be made from the City Tree Matrix (refer to section 27-284.1.1).
 - (a) Shade species planting standards:
 - (1) Shall comply with applicable standards set forth in article VI, division 4;
 - (2) Minimum four-~~inch~~feet caliper at time of planting.
 - (b) Understory species planting standards (refer to section 27-284.3.3 for specific requirements for trees and above ground electrical lines):
 - (1) Shall comply with applicable standards set forth in article VI, division 4;
 - (2) Minimum three-~~inch~~feet caliper at time of planting.

This simple amendment rectifies a scrivener's error. Nursery trees are sold in caliper inches, not caliper feet.

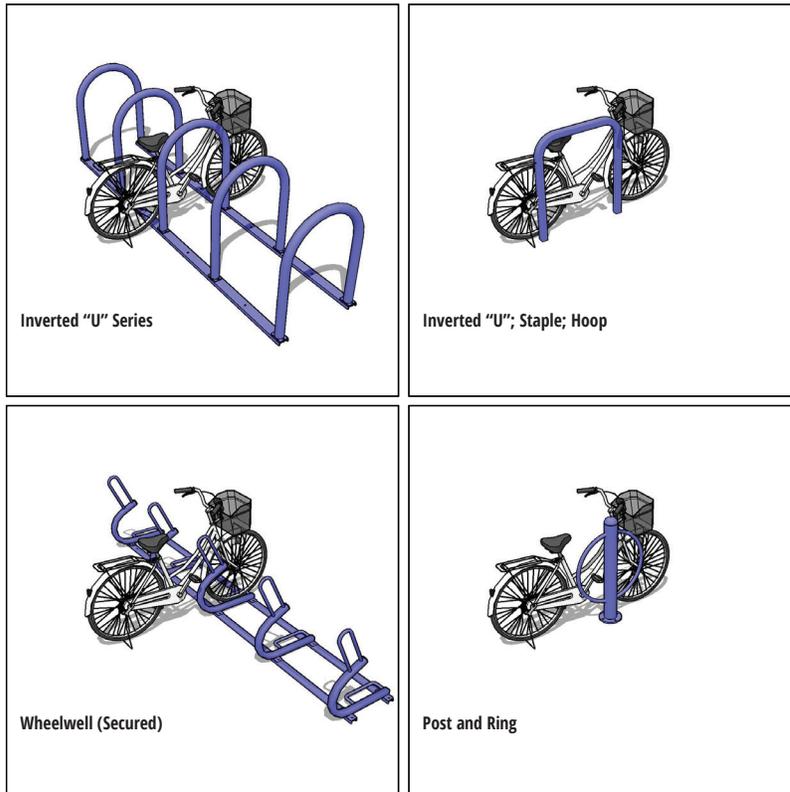
27-283.16

BICYCLE PARKING SPACES

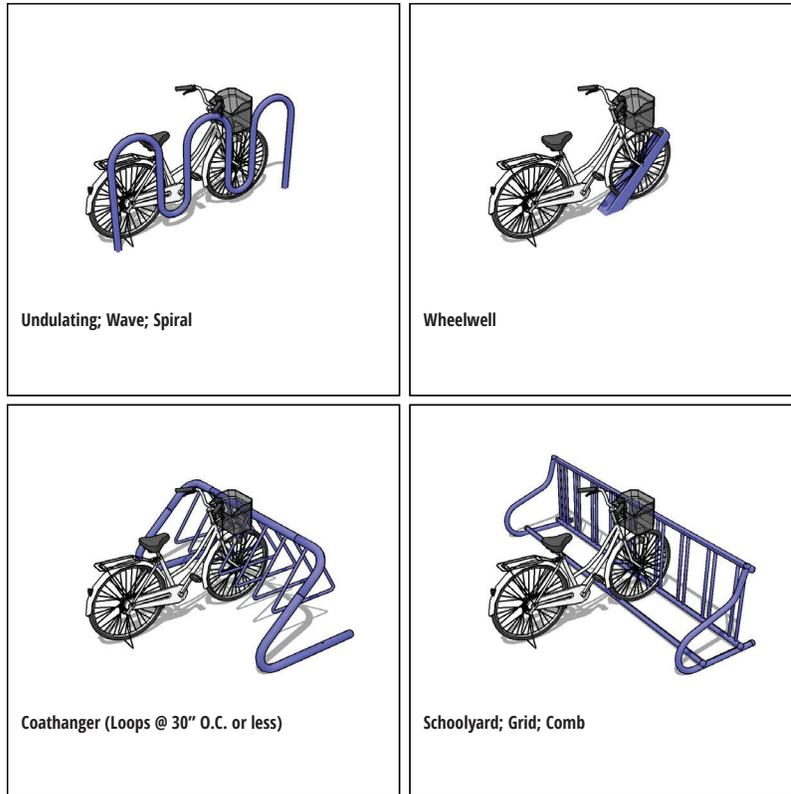
- (a) When required pursuant to § 27-139, in all districts for industrial, commercial, office, residential or any other use, there shall be provided, at the time any new building is erected, any use of a building or land is enlarged by five hundred (500) square feet or five (5) percent whichever is greater, or increased in intensity or any other use or change of use established, parking spaces for bicycles in accordance with the requirements herein.
- (b) Bicycle parking standards:
 - (1) Minimum Required. Calculations shall be rounded up to the nearest whole number. In no case shall less than 2 bicycle parking spaces be provided.
 - (2) Location. Each bicycle parking space shall be located no farther than 100 feet from a practical entrance
 - (3) Clear Space and Construction. A single 36" X 72" clear space shall be provided directly adjacent to a firmly-mounted durable rack capable of supporting a bicycle upright by its frame in two places. The dimension of the rack may be included in the clear space calculation.

Bicycle Parking requirements have been proposed.

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- (4) Approved Rack Design. Racks or mounts commonly known as inverted-U, staple, hoop, secured wheelwell, and “post and ring” may be used to satisfy this section.



- (5) Conditional Rack Designs. Undulating, wave, spiral, schoolyard, grid, comb, coathanger and wheelwell (unsecured) racks or mounts may not be used unless the zoning administrator, or designee, determines that the use of an Approved Rack Design is infeasible.
- (6) Minimum Bicycle Spaces Required. The number of bicycle parking spaces shall be as set forth in BPKG Table 1.

BPKG TABLE 1 - TABLE OF REQUIRED BICYCLE PARKING SPACES				
	USE		Spaces	Per Unit
1	Commercial/retail uses:			
	a.	Adult uses	0.5	employee [3]
	b.	Restaurant	0.5	1,000 SF GFA
	c.	Sidewalk Cafe	1.0	1,000 SF GFA
	d.	Theatre	0.02	occupant
	e.	Other Commercial/retail use	0.83	1,000 SF GFA
2	Industrial/warehouse uses:	Any Industrial/warehouse uses	0.5	employee [3]
3	Internment uses:	Any internment uses	2	minimum

<u>BPKG TABLE 1 - TABLE OF REQUIRED BICYCLE PARKING SPACES</u>				
<u>4</u>	<u>Medical uses:</u>	<u>Any medical use</u>	<u>0.05</u>	<u>employee [3]</u>
<u>5</u>	<u>Office uses:</u>	<u>Any office use</u>	<u>0.05</u>	<u>1,000 SF GFA</u>
<u>6</u>	<u>Public or nonprofit uses:</u>			
	<u>a.</u>	<u>Airports, International</u>	<u>[1]</u>	
	<u>b.</u>	<u>Airports, Local</u>	<u>0.05</u>	<u>auto space</u>
	<u>c.</u>	<u>Community garden, private</u>	<u>none</u>	
	<u>d.</u>	<u>Other public or nonprofit use</u>	<u>0.05</u>	<u>employee [3]</u>
	<u>e.</u>	<u>Temporary Special Events</u>	<u>[2]</u>	
<u>7</u>	<u>Residential uses:</u>			
	<u>a.</u>	<u>Fraternity, Sorority</u>	<u>0.1</u>	<u>student</u>
	<u>b.</u>	<u>Single-family or two-family dwelling, house-boat</u>	<u>none</u>	
	<u>c.</u>	<u>Triplex or quadplex</u>	<u>none</u>	
	<u>d.</u>	<u>Other residential use</u>	<u>0.1</u>	<u>bedroom</u>
<u>8</u>	<u>School uses:</u>			
	<u>a.</u>	<u>Colleges and Trade Schools</u>	<u>0.05</u>	<u>student</u>
	<u>b.</u>	<u>Senior High</u>	<u>0.05</u>	<u>student</u>
	<u>c.</u>	<u>Other school use</u>	<u>0.05</u>	<u>student</u>
	<u>Footnotes</u>			
	<u>[1]: as determined by site-specific study</u>			
	<u>[2]: Refer to Section 27-282.16(c)</u>			
	<u>[3]: Within this table "employee" shall mean "employee on the largest shift."</u>			

27-284.1.2

TREES—PROTECTED, GRAND, AND EXEMPT TREES; MEASUREMENT METHODS

- (a) Protected trees. Any tree species that meets the definition set forth in section 27-43 of the City Code is deemed a “protected” tree.
- (b) Specimen trees. Any tree species that meets the definition set forth in section 27-43 and is listed in Table 284.1.2 below is deemed a “specimen” tree. A specimen tree is a protected tree.
- (c) Grand trees. Any tree species, which meets the definition set forth in section 27-43 and is listed in Table 284.1.2 below, is deemed a “grand” tree. The natural resources coordinator may consider additional species as “grand,” which possess similar characteristics, as described in the City Tree Matrix (refer to section 27-284.3.2

TABLE 284.1.2 OMITTED

- (d) Measuring diameter at breast height (DBH). Measuring the diameter at breast height (“DBH”), as defined in section 27-43, is a standard method of expressing the diameter of the trunk of a tree. Graphics 284.1.2-A through 284.1.2-E depict and describe the four (4) industry standard, accepted methods for measuring trunk diameter.

TABLE 284.1.2 A OMITTED

- (e) Exempt trees—City wide. Exempt trees, as defined in section 27-43 of the City Code, shall not require permit for removal and shall adhere to the following requirements:
 - (1) All Category I species, as listed on the Florida Exotic Pest Plant Council’s 2017 List of Invasive Plant Species, with the exception of Camphor (*Cinnamomum camphora*), shall be required to be removed concurrent with any site work-related permit, unless otherwise approved by the natural resources coordinator or designee. Category I species shall not be factored into Tree Retention-Mitigation Equivalency Tables, as set forth in section 27-284.4.1, for any project or development. Refer to subsection (3) below for specific requirements related to Camphor.
 - (2) All Category II species, as listed on the Florida Exotic Pest Plant Council’s 2017 List of Invasive Plant Species, if existing may remain in place or be planted as new, but no credit shall be factored into the Tree Retention-Mitigation Equivalency Tables, as set forth in section 27-284.4.1, for retention or planting such species.
 - (3) The camphor tree (*Cinnamomum camphora*) is classified as

a Category I invasive species, according to the Florida Exotic Pest Plant Council's 2017 List of Invasive Plant Species. This tree species, however, has been successfully planted and maintained, under certain conditions, throughout the city. With strict adherence to the following criteria and conditions, the camphor tree provides benefits and ample crown footprint to the overall city urban forest canopy, and shall be deemed "protected" for purposes of mitigation (replacement) calculation and can reach 'grand' status for same, subject to the following:

- (a) ~~Standard No~~ "credit" awarded for retaining any camphor tree ~~rated in excellent or good condition~~ (protected, specimen, or grand), that is not located within or proximate to (within fifty (50) feet of) any environmentally sensitive land (i.e. river, lake, bay, wetland, upland habitat, or significant wildlife corridor);
- (b) ~~Standard "credit" awarded for planting any camphor tree (Florida Grade No. 1), that is not located within or proximate to (within fifty (50) feet of) any environmentally sensitive land (i.e. river, lake, bay, wetland, upland habitat, or significant wildlife corridor);~~
- (c) Any camphor tree that is located within or proximate to such environmentally sensitive lands shall be required to be removed, and ~~shall be factored into Tree Retention Mitigation Equivalency Tables, as set forth in section 27-284.4.1, as a "debit"; and shall be mitigated according to the camphor mitigation requirements.~~
- (d) Regardless of size or location, camphor trees can be removed without performing any applicable public notice or any site development redesign, but shall adhere to the camphor mitigation requirements. ~~Mitigation credits and debits for protected camphor trees shall be depreciated by the species rating.~~
- (e) Camphor mitigation requirements: each Grand camphor tree shall be replaced with four 2.5-inch caliper trees; each Specimen camphor tree shall be replaced with three 2.5-inch caliper trees; each Protected camphor tree shall be replaced with two 2.5-inch caliper trees. For the purposes of this paragraph, all replacement trees shall be Type 1 trees unless exchanged for an equivalent rate of other Tree Types as noted in Table 27-284.4.1-B.
- (f) Camphor trees shall not be included or considered in tree preservation (retention) requirements provided in Table 284.3.1.

To disincentivize the preservation of camphors, no credit is provided for their retention or planting.

The mitigation required when a camphor tree is removed is reduced to align with species rating adjustment for all sizes of camphors.

Since the species rating is so low for camphors, they no longer count towards or against the preservation percentages.

27-284.3.1

LANDSCAPE AND TREE PLANTING STANDARDS; TREE PRESERVATION (RETENTION) STANDARDS.

Table 284.3.1 Tree Preservation (Retention) Requirements			
Type of Land [1]	Use Type [1]	Minimum Retention Requirement [2-5]	Conditions
PROTECTED TREES			
Within Boundaries [1]:	Any	---	Standard tree mitigation required [6] Exclusive of wetlands [7]
Central Business District (CBD)			
Channel District (CD)			
Ybor City (YC-1)			
Non-wooded [1]	Any	50%	
Wooded [1]	Single-family (any type) & Two-family	50%	
	Multi-family	40%	
	Non-residential	25%	
Lands <= one (1) acre	Any	[2]	
GRAND TREES			
Any	Any	100%	
Notes:			
[1] Refer to section 27-43 for defined terms; sections 27-181 through 185.3 for Central Business District; sections 27-196 through 27-206 for Channel District; sections 27-176 through 27-178 for Ybor City.			
[2] Any application that does not meet the minimum retention percentage shall be subject to the approval of the applicable city variance board or city council through the site plan rezoning process.			
[3] On site trees to be preserved/retained should shall be those that are in the best health and structural condition (rated "excellent" and/or "good" only - refer to section 27-284.1.1(c)), subject to the review criteria set forth in Tables 284.2.4 and 284.2.5.			
[4] Minimum retention percentages are based on total count of protected and grand trees on site. Any protected palm species counts towards the minimum retention requirement, at a ratio of 1:1 (1 palm = 1 tree), for no more than seventy five (75) percent of the required retention percentage. No credit shall be given for Off-site trees, <u>right-of-way trees</u> , or dangerous/dead, palms, trees in poor (D) or worse condition, exempt, invasive, or noxious species (refer to section 27-284.1.2(d)), <u>species that are unsuitable for Tampa's climate zones, and species in the lowest category of wind resistance (Carya illinoensis, Jacaranda mimosifolia, Juniperus virginiana, Pinus clausa, Quercus nigra, and Ulmus parvifolia) shall not be included in the retention percentage calculations.</u>			

Key Objectives of the Urban Forest Management Plan have been incorporated into the preservation percentages. (Species suitability for Tampa's climate zones, Tree health condition by municipal planning district, Wind resistance of tree species citywide)

Table 284.3.1 Tree Preservation (Retention) Requirements
[5] Minimum retention percentages shall not apply in cases where there are not an adequate number of onsite trees, which are determined to be in "excellent" or "good" (i.e. "A" or "B") condition based on city's standard tree condition evaluation method (refer to section 27-284.1.1 and the Technical Manual), to achieve said percentages.
[6] Refer to section 27-284.4 and 27-284.4.1 for tree mitigation requirements.
[7] Trees within the jurisdictional wetland boundary shall not count towards the minimum retention requirement. Trees within a wetland setback or buffer may be counted toward minimum retention requirement (refer to notes [3] and [4] above regarding tree condition and palms).
[8] <u>In lieu of a strict ratio of the total trees retained and trees removed, an applicant may elect to use a weighted retention percentage as described below:</u> <u>The "Weighted Tree Points" for each tree shall be the product of the "Type Points" and the "Condition Points." Type Points shall be three (3) points for Type 1 trees, two (2) points for Type 2 trees, and one (1) point for Type 3 trees. The Condition Points shall be three (3) points for "excellent" or "A" condition, two (2) points for "good" or "B" condition, one (1) point for "fair" or "C" condition, and zero points to "poor" or worse condition ratings. The total Weighted Tree Points of trees to be retained shall be divided by the total Weighted Tree Points of all on site trees to determine the weighted minimum retention percentage. The weighted minimum retention percentage required shall match the unweighted minimum retention percentage for all types of land.</u>

To incentivize the preservation of larger trees and trees in better condition, a weighted preservation option has been proposed.

Additional Note: According to the 2016 City of Tampa Tree Canopy and Urban Forest Analysis, Cabbage Palms and Queen Palms represent the top third and fifth species for leaf area, respectively. The top two species are Live and Laurel Oaks. Bald Cypress is fourth highest. For ecosystem services like avoided runoff, species with a higher relative proportion of leaf area are the species contributing the most. While leaf area is an important consideration, the proposed amendment removes palms from the minimum retention percentage calculation in order to focus site-planning preservation efforts on preserving suitable hardwoods and conifers. Dimensionally, Type 1 and Type 2 trees require larger tree protection areas than palms, so palms frequently become a "low-hanging fruit" to meet retention percentage while maximizing site utility. One preserved palm may be associated with 30 square feet of greenspace (three-foot radius area), while one preserved oak may be associated with 315 square feet of greenspace (ten-foot radius area) - yet either count as "one preserved tree" in the current code.

27-284.3.3

LANDSCAPED AREA AND TREE PLANTING REQUIREMENTS

- (a) Buffers and screening between specific use types. In order to reduce the impacts of a new or expanded use of land on adjacent existing uses, which are of a significantly different character, certain buffering and screening shall be required, as set forth in Table 284.3.3, under "Buffer/Screen," below.
- (1) A buffer consists of a horizontal distance from a property line, which shall only be occupied by permitted screening, drainage (stormwater) areas, utilities (excluding solid waste storage facilities) and landscaping materials.
 - (2) Compliance with Buffer/Screen (Table 284.3.3 - A.4, B.4, C.4) is required in all cases of new construction, change of use, or expansion of use or structure, subject to the following exceptions:
 - (a) Addition to an existing structure, which increases the intensity of, or is a change of use, which is less than or equal to five hundred (500) square feet or five (5) percent, whichever is less. This exemption may be exercised only once during the life of the building.
 - (b) In cases where an addition or change of use exceeds five hundred (500) square feet or five (5) percent, and where a fifteen-foot buffer would now be required, the buffer may include the loading area, only when no alternative location exists. In such cases, the six-foot high masonry wall is required.
 - (3) Alternative design exceptions to the applicable "Buffer/Screen" standards set forth in Table 284.3.3 (A.4, B.4, C.4) below, may be considered by the designated reviewing official, pursuant to section 27-60.
- (b) Landscaped area. The following minimum amount of landscaped area and recommended trees shall be required for the following land uses:

**REFER TO EXCEL FILE FOR
TABLE 284.3.3**

The table structure has been revised to promote clarity, consistency, and correct scrivener's errors. Additionally, the specifications of buffer landscaping has been revised to promote healthier landscape material by using plant spacings that better represent the mature growth of a species.

2020

TAMPA CODE AMENDMENTS

dark moss
DESIGNING THE URBAN FOREST