WELCOME

Privately Initiated Text Amendment

Presented by LaChone Dock, Development & Growth Management February 18, 2021

Agenda Item #7; File No. E2020-8 CH 27





July 2020 Amendment Cycle

Applicant:

Tyler Hudson, Esq.

Gardner Brewer Martinez-Monfort, P.A.

400 North Ashley Drive, Suite 1100

Tampa, FL 33602

• Request:

Privately-initiated Text Amendment

To amend zoning code Section 27-228(e)(1) Planned Development Alternative (PD-A)

Section 27-228 – Planned Development Alternative (PD-A).

REQUEST FROM APPLICANT

- To reduce the required acreage for a PD-A Planned Development Alternative rezoning application from 50 acres to 30 acres;
- To remove the 5-year timeframe for phased or incremental development; and
- Add the requirement to provide public notice at the time of incremental site plan review.

Section 27-228 – Planned Development Alternative (PD-A).

STAFF REQUESTED MODIFICATIONS:

- Correct Department name within code section
- Remove requirement to submit hard copy site plans
- Add applicant to the language to ensure clarification and consistency in reference to subdivision and commercial plan review process.

Section 27-228 – Planned Development Alternative (PD-A).

City Staff reviewed the request and recommended the following changes:

 Further reduce the minimum acreage for a PD-A rezoning application from 50 acres to 20 acres

This expands the benefit of flexible site design process prior to permitting to more parcels, while maintaining all other requirements for City and Council review. This will obviate the need to use a PD application by applicants before they know the use or tenant, which is a costly and inefficient process for all parties.

Require public notice only at the time of at the time of re-zoning.

Public notice for each incremental site modification is not required by code and could create confusion for the public and unnecessary costs for the applicant.

Public notice related to the application is conducted as part of the rezoning process.

FOR YOUR CONSIDERATION

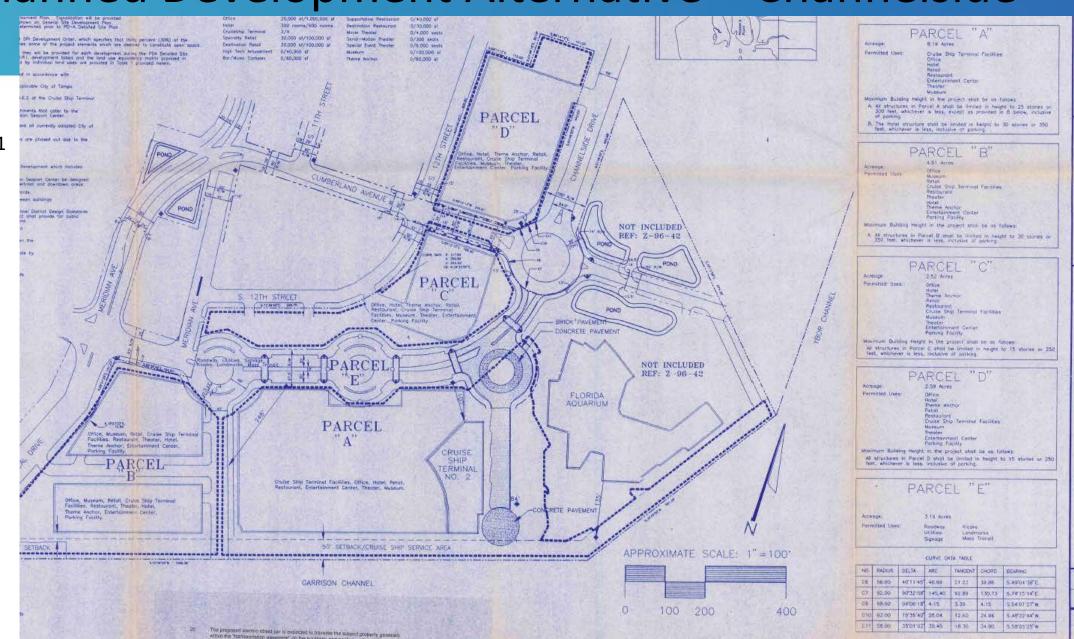
- This is a privately initiated text amendment to modify the criteria associated with the minimum acreage requirements for PD-A rezoning applications as contained within Chapter 27, Land Development Code
- If approved, this text amendment would apply to *all* future applications to rezone property to a Planned Development-Alternative zoning district.
- City Council typically processes PD rezoning applications. PD-A applications are similar in process to PD requests, in that both require:
 - Submittal of a site plan;
 - Public notification of the request and public hearing date;
 - Two (2) City Council public hearings; and
 - City Council approval.

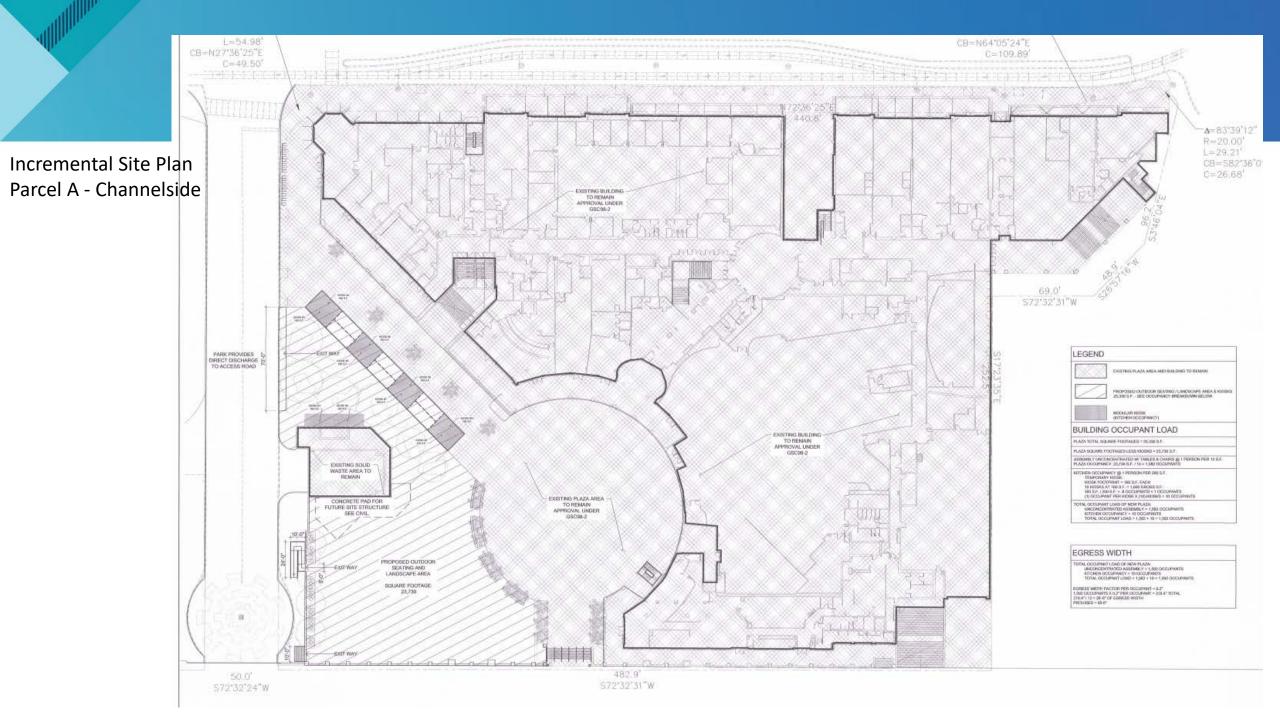
WHAT IS A PD-A?

- Planned Development-Alternative (PD-A)
- A site plan-controlled zoning district, similar to a Planned Development (PD)
- Utilized in large scale, phased development projects
- Code was amended in 2008 to require a minimum of 50 acres to be eligible to request a PD-A zoning designation
- PD-A site plan identifies project boundary, acreage, proposed uses, and entitlements
- Entitlements get drawn down and effectuated through Incremental Site Plan process, including determination of substantial change at each increment
- Application requires two public hearings to receive City Council approval

Planned Development Alternative - Channelside

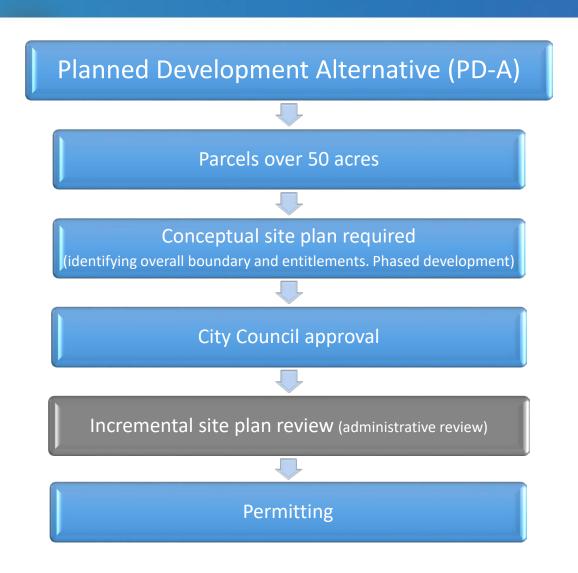
Z98-30 Total Acreage: 21.1





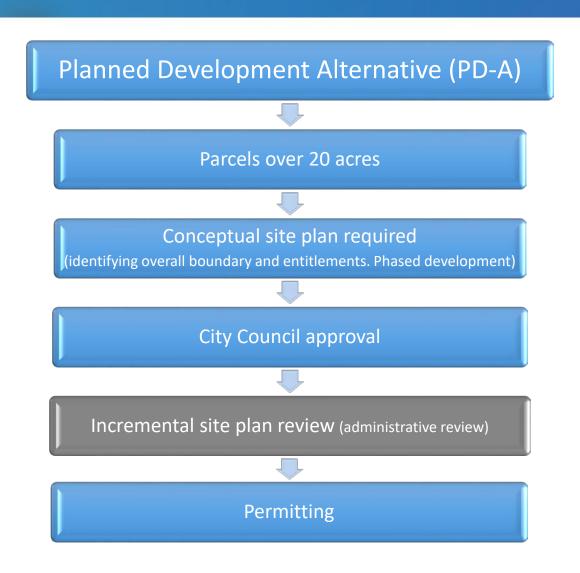
Section 27-228 PD/PD-A Requirements Overview – Current Code





Section 27-228 PD/PD-A Requirements Overview – Proposed Changes





Section 27-228 – Planned Development Alternative (PD-A).

Staff Recommendation:

- ✓ Routed for City Departmental review and received no objections.
- ✓ Development Coordination supports this request.
 - Preserves and maintains council and staff review points
 - Streamlines the administrative process for project design changes which typically occur at the time of permitting.
 - Allows increased flexibility in developing larger parcels.

PROCESSING SCHEDULE

MEETING TYPE	TENTATIVE DATES
Planning Commission Briefing	December 14, 2020 ✓
Planning Commission Public Hearing	January 11, 2021 ✓
City Council Workshop	January 28, 2021 ✓
City Council – 1 st Reading	February 4, 2021 – case continued
City Council — 1 st Reading	February 18, 2021
City Council – 2 nd Reading	TBD



THANK YOU