

WELCOME

Public Information Meeting

Hosted by City Planning

Publicly Initiated Text Amendment to Amend Text Amendment Process

July 2021 Amendment Cycle - September 13, 2021, at 6 p.m.



Agenda

- Staff introduction
- Housekeeping
- Background review – City Council motions/staff recommendations
- Review text amendment changes proposed
- Review tentative processing schedule
- Q & A

Background

- Council requested the ability to process out-of-cycle text amendments to chapter 27 zoning code.
- Staff recommendation during May 27, 2021 Workshop was to modify the code amendment process to bifurcate the publicly initiated amendments from the privately initiated amendments and provide 2 cycles for each one.
- Option was presented at the June 7, 2021 Public Information Meeting.
- Staff presented feedback received to City at the end of June.
- City Planning staff briefed City Council on August 26, 2021 on current option.

Current Code

- All text amendments (both private and public) are processed every January 15th and July 15th of each year.
- Scrivener's errors and code corrections can be processed out of cycle.

Challenges

- Current private amendment applications and associated modifications depend on staff to “write” the code.
- Many of the applications are too conceptual and do not demonstrate specific code modifications.
- Applications often lack justification or substantial basis for modification.
- Because privately-initiated applications follow a process similar to publicly initiated amendments, there is confusion amongst the public and other stakeholders about the origin, objective, and City position on the private applications.



Staff Proposal

1. Eliminate the provision enabling privately- initiated text amendments.
2. Process only publicly initiated amendments as proposed by City Council or generated by the code administrator through City staff and leadership. Retain the current January and July cycle schedule for processing all publicly initiated amendments.
3. Add language enabling the code administrator to process out-of-cycle text amendments for narrowly tailored, strategically aligned edits that cannot/should not wait until one of the prescribed cycles.

Primary Goals

The proposed changes will:

- ✓ Simplify issues concerning origin/source and resources required for 'privately-initiated' vs 'publicly-initiated' amendments
- ✓ Maintain a maximum of two bi-annual publicly-initiated text amendments
- ✓ Provide opportunity for mid-cycle amendments when time-sensitive and narrowly-tailored to achieve critical strategic objectives

Proposed Changes

27-147. Amendment initiation.

- Maintains publicly initiated text amendments
- Maintains code administrator amendments
- Removes privately initiated text amendments

Proposed Changes

27-148. Procedure for amendment application.

- Removes references to private applicant requests.

Proposed Changes

27-151.

Comprehensive review
of land development
code.

Allows text amendment processing under the following situations:

- 1) To correct an unintentional error or scrivener's error, or conflicts between sections of this chapter, or with other chapters,
- 2) For amendments to procedural matters; or
- 3) To correct, add, or edit provisions that effect time-sensitive, narrowly-focused strategic initiatives.

Effective Date

- Text amendment would become effective with the July 15, 2022 cycle.
- The final cycle for privately initiated text amendments would be January 2022.
- This allows adequate time for public notification of the change in process and to limit negative impact on any investments made toward applying in the January cycle.

Tentative Processing Schedule:

Meeting Type	Date
Public Information Meeting	September 13 ✓
City Council Workshop	September 23
Planning Commission Briefing	October 4
Planning Commission Public Hearing	November 8
City Council 1 st Reading	December 16
Adoption Hearing	January 13

Q & A

Text Amendment Cycles

Publicly-Initiated Text Amendment

THANK YOU

You can view this presentation online at [www.](http://www.tampa.gov)

[https://www.tampa.gov/planning-division/programs/development-code-composition.](https://www.tampa.gov/planning-division/programs/development-code-composition)