

ORDINANCE NO. 2021-_____

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO THE PLANNED DEVELOPMENT ALTERNATIVE DISTRICT**, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, CHAPTER 27 (ZONING AND LAND DEVELOPMENT); AMENDING SECTION 27-228, PD(A) PLANNED DEVELOPMENT ALTERNATIVE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 27-151, City of Tampa Code, provides that text amendment requests for Chapter 27 (Zoning and Land Development) may be made by City Council, any city department, any public or quasi-public agency, or any member of the public during amendment cycles which fall on January 15 and July 15 of each calendar year; and

WHEREAS, pursuant to Section 27-151, City of Tampa Code, a privately initiated amendment to Chapter 27 was filed during the July 15, 2020 amendment cycle; and,

WHEREAS, the Hillsborough County City-County Planning Commission conducted a public hearing on the proposed amendment and made a finding that it is consistent with the Imagine 2040: Tampa Comprehensive Plan; and,

WHEREAS, the City Council of the City of Tampa has determined that the proposed amendment promotes and protects the general health, safety and welfare of the residents of the City of Tampa; and,

WHEREAS, a duly noticed public hearing as required by law was held by the City Council of the City of Tampa, at which public hearing all residents and interested persons were given an opportunity to be heard.

NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TAMPA, FLORIDA:**

Section 1. That **“Sec. 27-228. PD(A) planned development alternative.”** is hereby amended by adding the underlined language and deleting the stricken language as follows:

“Sec. 27-228. PD(A) planned development alternative.

1 (a) *Purpose/definition.* The purpose of a PD(A) District is to allow for a conceptual
2 level of approval for PD districts, thereby maintaining design flexibility for large
3 projects with lengthy projected build out schedules while ensuring ultimate
4 compliance with the requirements of this article. The project is approved in two
5 (2) steps; a conceptual site plan as approved by city council; and a subsequent
6 detailed site plan as approved by the department. In addition, all requests for
7 rezoning to PD(A) Zoning Districts must be found consistent with the overall
8 purpose and intent of a site plan controlled rezoning request, as referenced in
9 section 27-136.

10
11 ... (c) *Density/intensity.* The density/intensity for a PD project shall not exceed that
12 which is permitted by the future land use category in which the parcel is located
13 (as per the adopted future land use map of the Tampa Comprehensive Plan).
14 Density/intensity bonuses, up to the maximum permitted in the plan, may be
15 achieved by providing certain amenities or design features, as outlined in section
16 27-140.

17
18 ... (e) *Specific requirements.*

19
20 (1) *Site area and phasing.* Any proposed planned development ~~for which~~
21 ~~phased or incremental development over five (5) years is contemplated~~
22 ~~and~~ which is greater than ~~fifty (50)~~ twenty (20) acres, may undergo the
23 PD(A) review and approval process. Proposed planned developments
24 which are less than ~~fifty (50)~~ twenty (20) acres shall be required to undergo
25 the PD review and approval process, per this article.

26
27 (2) *Conceptual site development plan.* The petitioner for a PD(A) District shall
28 provide the ~~department land development coordination division~~ with a
29 conceptual site development plan, which shall meet, at minimum, the
30 informational requirements of section 27-138.

31
32 The site plan informational requirements under section 27-138 are intended to permit
33 the reviewing city staff to make informed decisions on the approval or denial of a
34 proposed PD(A) District without requiring the applicant to provide detailed information
35 such as lot layout, location of local streets, location of projected utility lines or
36 improvements, location of drainage facilities and other site specific information required
37 under section 27-227(c) through ~~27-227(e)~~, for general PD Districts.

38
39 (3) *Detailed site development plan.*

40
41 a. Prior to the commencement of development on any portion of a
42 PD(A) Zoning District, the developer/applicant, or authorized
43 agent/representative, shall submit a detailed site development
44 plan for approval by the zoning administrator or designee. A

1 detailed site development plan may be submitted either for the
2 entire development, or on any portion thereof. The
3 developer/applicant, or ~~his~~ authorized agent/representative, shall
4 submit the following materials:

- 5
- 6 1. A completed, ~~typewritten~~ application shall be submitted to
7 the department, on a form provided from the land
8 development coordination division.
- 9 2. A letter of transmittal officially submitting the proposal for
10 approval, signed by the developer or ~~his~~ authorized
11 agent/representative.
- 12
- 13 3. ~~Fifteen (15) copies of a d~~Dimensional detailed site plan
14 meeting those requirements outlined in section 27-227(e).
15
- 16 b. The zoning administrator or designee shall review the detailed site
17 plan to determine its compliance with the conceptual site
18 development plan and with the guidelines and standards
19 established in the plan and established by the city council at the
20 time of site development plan approval. If requested,
21 developer/applicant shall provide transportation data to show
22 compliance with conceptual site development plan. Following the
23 review, the zoning administrator or designee shall either approve
24 or disapprove said plan.
25
- 26 c. In the event of administrative disapproval, the detailed site
27 development plan may be revised and resubmitted to the
28 department staff for further review, or may be submitted upon
29 appeal to the city council of the City of Tampa for final
30 determination. The city council may approve the detailed site
31 development plan, may approve it with changes, or disapprove it.
32
- 33 ...e. At ~~his~~ their own risk, a developer of a project of single-family
34 attached or detached dwelling units, may waive the detailed site
35 plan procedure. Compliance with the conceptual site plan and
36 other zoning criteria will be assessed during the subdivision and
37 commercial plan review processes. In such cases it is in the
38 developer/applicant's best interest to ensure that drawings for
39 both the subdivision and commercial plan review process meet all
40 applicable regulations of the land development code."
41
42

1 **Section 2.** That should a court of competent jurisdiction declare any part of
2 this Ordinance invalid the remaining parts hereof shall not, in any way, be affected by
3 such determination as to the invalid part.
4

5
6 **Section 3.** That all ordinances or parts of ordinances in conflict herewith are
7 hereby repealed to the extent of any conflict.
8

9
10 **Section 4.** That this ordinance shall immediately take effect upon becoming
11 law.
12

13 PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA,
14 ON _____.

15
16 ATTEST:

17
18
19 _____
20 CHAIRMAN/CHAIRMAN PRO-TEM
21 CITY COUNCIL
22

23
24 _____
25 CITY CLERK/DEPUTY CITY CLERK
26

27
28 APPROVED BY ME ON _____
29

30
31 _____
32 JANE CASTOR, MAYOR

33 APPROVED AS TO LEGAL
34 SUFFICIENCY BY:

35
36 _____ E/S _____
37 CATE WELLS
38 CHIEF ASSISTANT CITY ATTORNEY
39

40
41 K:/Debbie/Chapter 27_