

WELCOME

**Text Amendment Cycles
Planning Commission Public Hearing
November 8, 2021**



Agenda

- Background review
- Current Code/Challenges
- Goals to achieve with the proposed text amendment
- Review proposed text amendment language
- Discuss outreach efforts
- Review effective date
- Discuss next steps
- Q & A

Background

- Publicly initiated text amendment – July 2021 amendment cycle.
- Council discussion in January 2021 concerned adding additional amendment cycles.
- Staff recommendation during May 27, 2021 Workshop - to modify the code amendment process to bifurcate the public initiated amendments from the privately initiated amendments and provide 2 cycles for each one.
- August 26, 2021 City Council Regular Meeting - Staff presented Council with proposal to maintain the two existing text amendment cycles, allow for additional text amendments for urgent strategically aligned edits and process only publicly-initiated text amendments. Council directed staff to begin processing as proposed.

Challenges in Current Process

- 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.

Current Code - Typical Processing Schedule

	SUBMITTAL DEADLINE	
	JANUARY 15 th	JULY 15 th
January	Submission Pre-application December	
February	Review/Staff Comments	
March	Review/Staff Comments	
April	City Council Workshop	
May	Planning Commission Briefing	
June	Planning Commission Hearing	
July	City Council 1 st Reading	Submission Pre-application June
August	City Council 2 nd Reading	Review/Staff Comments
September	Adoption/Implementation	Review/Staff Comments
October		City Council Workshop
November		Planning Commission Briefing
December		Planning Commission Hearing
January		City Council 1 st Reading
February		City Council 2 nd Reading
March		Adoption/Implementation

Goals

- 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 Text Amendment

1. Eliminate the provision enabling privately- initiated text amendments effective with the July 15, 2022 cycle. The final cycle for privately initiated text amendments would be January 2022.
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.

27-147. Amendment initiation. Current and Proposed Code

Current Code	Proposed Code
<p>Sec. 27-147. Amendment initiation. Subject to the limitations of the foregoing statement of intent, an amendment to this chapter may be initiated by:</p> <ol style="list-style-type: none">(1) The city council on its own motion;(2) The code administrator.(3) Application by any property owner or his or her agent or a citizen or his or her agent.	<p>Sec. 27-147. Amendment initiation. <u>Procedure for text amendments.</u> Subject to the limitations of the foregoing statement of intent, an amendment to this chapter may be initiated by:</p> <ol style="list-style-type: none">(1) The city council on its own motion;(2) The code administrator.(3) Application by any property owner or his or her agent or a citizen or his or her agent.

27-148. Procedure for amendment application.

Current Code

Sec. 27-148. Procedure for amendment application.

- (a) Text amendments. Every application submission for amendments to this chapter shall contain the information described below. Additional material may be filed at the applicant's option.
- (1) The application shall be typewritten, signed and sworn to by the applicant or his authorized agent and shall include the post office address of the applicant.
 - (2) It shall state the reason why such regulations, restrictions or boundaries should be amended, supplemented, changed or repealed, and shall include the existing code language and the proposed text changes for review.
 - (3) It shall set out, if applicable, any alleged error in this chapter which would be corrected by the proposed amendment with a detailed explanation of such error in the ordinance and detailed reasons how the proposed amendment will correct such error.
 - (4) It shall set out the changed or changing conditions, if any, in a particular area of the city generally which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.
 - (5) It shall set out the manner in which the proposed amendment will carry out the intent and purpose of and provide conformance with the Tampa Comprehensive Plan.
 - (6) It shall set out all other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.
 - (7) The application shall be filed with the code administrator shall for presentation to the city council and referral to the appropriate city departments. Applications for all text amendments related to this chapter shall be processed on a semi-annual basis. The code administrator shall develop and maintain a schedule for processing said amendments (see section 27-151).
 - (8) The applicant shall be responsible to pay a fee for the text amendment processing upon filing the application with the code administrator.

27-148. Procedure for amendment application. Proposed Code

Sec. 27-148. Procedure for area and parcel rezoning amendment applications.

- ~~(a) Text amendments. Every application submission for amendments to this chapter shall contain the information described below. Additional material may be filed at the applicant's option.~~
- ~~(1) The application shall be typewritten, signed and sworn to by the applicant or his authorized agent and shall include the post office address of the applicant.~~
 - ~~(2) It shall state the reason why such regulations, restrictions or boundaries should be amended, supplemented, changed or repealed, and shall include the existing code language and the proposed text changes for review.~~
 - ~~(3) It shall set out, if applicable, any alleged error in this chapter which would be corrected by the proposed amendment with a detailed explanation of such error in the ordinance and detailed reasons how the proposed amendment will correct such error.~~
 - ~~(4) It shall set out the changed or changing conditions, if any, in a particular area of the city generally which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.~~
 - ~~(5) It shall set out the manner in which the proposed amendment will carry out the intent and purpose of and provide conformance with the Tampa Comprehensive Plan.~~
 - ~~(6) It shall set out all other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.~~
 - ~~(7) The application shall be filed with the code administrator shall for presentation to the city council and referral to the appropriate city departments. Applications for all text amendments related to this chapter shall be processed on a semi-annual basis. The code administrator shall develop and maintain a schedule for processing said amendments (see section 27-151).~~
 - ~~(8) The applicant shall be responsible to pay a fee for the text amendment processing upon filing the application with the code administrator.~~

Sec. 27-151. Comprehensive review of land development code. Current Code

The code administrator or designee shall examine the provisions of this chapter and may submit a bi-annual report to the city council recommending changes and amendments, if any, that are desirable in the interest of furthering the public health, safety and general welfare. Any text amendment requests for this chapter made by city council, any other city department, any public or quasi-public agency, or any member of the public, shall be submitted to the code administrator for review and processing. The deadline for each text amendment cycle shall fall on January 15 and July 15 of each calendar year. Processing of the proposed text amendments shall begin on the deadline date, following a batch process. The code administrator or city council may initiate a text amendment, outside of the normal text amendment cycle, to correct an unintentional error or conflict between sections of this chapter or with other chapters, or for amendments to procedural matters.

Sec. 27-151. Comprehensive review of land development code. Proposed Code

The code administrator or designee shall examine the provisions of this chapter and may submit a bi-annual report to the city council recommending changes and amendments, if any, that are desirable in the interest of furthering the public health, safety and general welfare. Any city council directed text amendment requests for this chapter ~~made by city council, any other city department, any public or quasi-public agency, or any member of the public,~~ shall be submitted to the code administrator for review and processing. The deadline for each text amendment cycle shall fall on January 15 and July 15 of each calendar year. Processing of the proposed text amendments shall begin on the deadline date, ~~following a batch process.~~ The code administrator or city council may initiate a text amendment, outside of the normal text amendment cycle, to: ~~correct an unintentional error or conflict between sections of this chapter or with other chapters, or for amendments to procedural matters.~~

- (1) Correct an unintentional error;
- (2) Address strategic initiatives;
- (3) Correct conflict between sections of this chapter, or with other chapters;
- (4) Implement changes to this chapter resulting from changes in state legislation; or,
- (5) Amendments to procedural matters. Refer to sections 27-148 and 27-149(a)."

Public Outreach


- August 26, 2021 City Council directed staff to begin processing the language proposed
- Public information meeting was held on September 13, 2021
- Staff presented proposal and received positive feedback from those in attendance

Public Outreach for Public Information Meeting Held on September 13, 2021

City of Tampa Calendar of Events


September 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29 Photo 101 Express In Pers	30 CANCELLATION NOTICE T +2 more	31 PUBLIC NUISANCE ABATE +4 more	1	2 NOTICE OF NEGOTIATION +4 more	3 3rd Annual Keeping Our V Hispanic Heritage Poster Contest	4
5 Hyde Park Fresh Market	6 City of Tampa Human Rig +5 more	7 Channel District CRA Com	8	9 COMMUNITY REDEVELOP +5 more	10	11 Chick-fil-A Fall Stampede +4 more
12	13 VIRTUAL PUBLIC INFORM Northeast Seminole Heig +5 more	14 Emergency Rental Assista	15 Emergency Rental Assista +6 more	16 Emergency Rental Assista +3 more	17 Emergency Rental Assista	18 Paint Your Heart Out +5 more



Virtual Public Information Meeting

Join the City Planning Division in this [virtual public information meeting](#) to discuss the proposed amendment to code sections 27-147, 27-148 & 27-151 that work to provide increased efficiency & protection of our community's health, safety and welfare. Email LaChone.Dock@tampagov.net to register for this virtual event. See proposed language at tampa.gov/CodeChanges.



TAMPA C.A.R.E.S.
A Publication From The City of Tampa's Development Coordination Office

July 2021 Amendment Cycle

Applicant: City of Tampa Code Administrator, Publicly-initiated

Request: Amend 27-147, 27-148, 27-151; Maintain bi-annual publicly initiated text amendments and provide opportunity for mid-cycle amendments to achieve critical strategic objectives.

Tentative Processing Schedule

Public Information Meeting: September 13, 2021 at 6 pm

VIRTUAL PUBLIC INFORMATION MEETING


Hosted by the City Planning Division

September 13, 2021

6:00pm

To register for this public meeting, email LaChone.Dock@tampagov.net

See proposed language at tampa.gov/CodeChanges



PROPOSED AMENDMENT
City of Tampa code sections 27-147, 27-148, and 27-151

GOALS:

- Create a consistent and efficient process by allowing code amendments when initiated by City Council and/or Code Administrator
- Provide equal access to text amendments
- Simplify issues concerning origin for 'privately' vs 'publicly' initiated text amendments
- Maintain bi-annual publicly-initiated text amendment cycles
- Provide opportunity for mid-cycle amendments for time-sensitive and critical strategic objectives

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.

Next Steps

Meeting Type	Date
Public Information Meeting	September 13 ✓
City Council Workshop	September 23 <i>(Item was not heard)</i> October 21 ✓
Planning Commission Briefing	October 4 ✓
Planning Commission Public Hearing	November 8 <small>(reso contained incorrect code sections)</small> Corrected reading on 12/6
City Council 1 st Reading	December 16
Adoption Hearing	January 13

THANK YOU