

WELCOME

Virtual Public Information Meeting
Hosted by Development Coordination

May 17, 2022 at 6:00 pm



Agenda

- Present publicly-initiated text amendments
- Q & A
- City staff will introduce privately-initiated text amendments to be presented by each applicant
 - Angela Rauber – SPP; Central Business District Sign Standards
 - Colin Rice – Shumaker; Bonus Provisions
- Staff will review tentative processing schedules
- Q & A

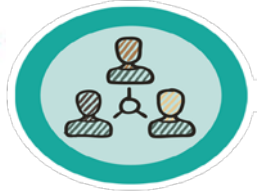
A blurred image of a city skyline at night, with various buildings and lights visible against a dark blue sky. The image is out of focus, creating a bokeh effect.

Publicly-Initiated Text Amendments



Agenda

- Review the following text amendments
 1. Commercial Vehicles in Residential Districts
 2. Food Trucks
 3. Alcoholic Beverage Sales Enforcement
 4. Bonus Provision for Graywater
 5. Home Based Business
 6. Development Review Compliance
 7. Transfer of Development Rights
 8. Street Cafés
 9. Storefront Residential Parking
 10. Formal Decision
- Q & A



Introduction

- January 2022 amendment cycle
- This request contains a total of ten (10) changes to the zoning code
 - Four of the items are in direct response to recent changes in State Statutes
 - Six items relate to process modifications



- Changes proposed which address legislative approvals are to ensure consistency in the zoning code with State law.

List of Publicly-Initiated Text Amendments

1. Commercial Vehicles in Residential Districts

- 27-43
- 27-283.11

2. Food Trucks

- 23.5-5
- 27-43
- 27-156
- 27-171
- 27-184
- 27-198
- 27-211.8
- 27-212.4
- 27-282.30

3. Alcoholic Beverage Sales Enforcement

- 27-318 (2) &
(d)

4. Bonus Provision for Graywater

- 27-140

5. Home Based Business

- 27-43
- 27-132
- 27-156
- 27-177
- 27-184
- 27-198
- 27-211.8
- 27-212.4
- 27-282.5
- 27-283.7

6. Development Review Compliance (DRC) definition

- 27-43
- 27-66
- 27-67

7. Transfer of Development Rights (TDR)

- 27-132

8. Street Café

- 27-43
- 27-127

9. Storefront Residential Parking

- 27-283

10. Formal Decision

- 27-11

1. Commercial vehicles in residential districts

27-43	Definitions
27-283.11	Vehicle Parking

- Amends the definition of commercial equipment adding commercial containers, including trailers and box trucks.
- Adds the definition of personal vehicle.
- Allows temporary parking of commercial equipment in residential districts.

2. Food Trucks

23.5-5	Schedule of violations and penalties
27-43	Definitions
27-156	Official schedule of district regulations
27-171	District regulations for M-AP airport compatibility districts
27-184	Official schedule of permitted principal, accessory and special uses; required off-street parking ratios by use
27-198	Official schedule of permitted principal, accessory and special uses
27-211.8	Schedule of permitted uses by district
27-212.4	Schedule of allowable, permitted, and prohibited uses by district
27-282.30	Food Trucks

- Add a definition of food truck
- Add as a permitted use in the use table
- Adding use criteria in 'Regulations regarding specified uses' section of the zoning code

3. Alcoholic Beverage Sales Enforcement

27-318 (2) & (d)	Expiration, suspension, and revocation of approvals for alcoholic beverage sales; posting of notice for discontinuance of sales; evidence of resumption of sales
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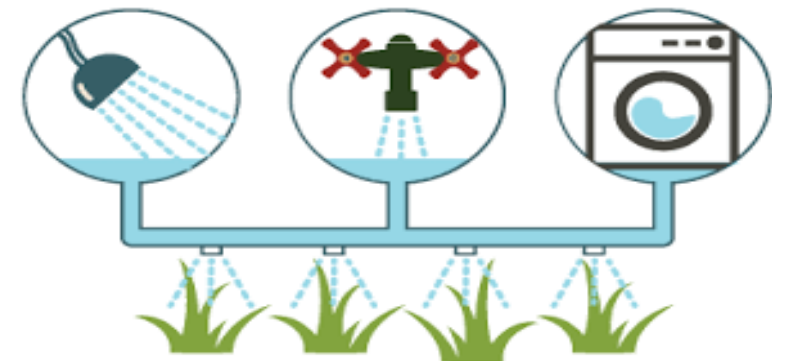
- Currently thirty (30) days notice is required for enforcement action for possible AB sales revocation or suspension.
- Adds the ability for City Council, in emergency situations, to determine notice shall be provided no less than fifteen (15) days from the date of notice.



4. Bonus provision for Graywater

27-140	Bonus provisions
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- Adds Graywater as a bonus incentive
- Incentive is based on the amount of Graywater provided.
 - Can achieve a maximum bonus density/intensity of 25% if at least seventy-five (75) percent of a proposed or existing development will have a graywater system installed.
 - Can achieve a maximum bonus density/intensity of 30% if one-hundred (100) percent of a proposed or existing development will have a graywater system installed.



5. Home Based Business

27-43	Definitions
27-132	Regulations governing individual special uses
27-156	Official schedule of district regulations
27-177	Historic district established
27-184	Official schedule of permitted principal, accessory and special uses; required off-street parking ratios by use
27-198	Official schedule of permitted principal, accessory and special uses
27-211.8	Schedule of permitted uses by district
27-212.4	Schedule of allowable, permitted, and prohibited uses by district
27-282.5	Home occupations
27-283.7	Number of off-street parking spaces

- Amend definition: Home ~~occupation~~ based business: An occupation conducted, as an accessory use in a dwelling unit, ~~employing only members of the resident facility,~~ in a manner clearly incidental and accessory to the residential use. ~~See Article VI for additional conditions.~~
- Amend all code sections relating to home occupation

6. Development Review Compliance (DRC)

27-43	Definitions
27-66	Intent and purpose
27-67	Duties

- Amend three sections of the zoning code to address State legislative changes recently approved.
- Revised definition of Development review and compliance staff (DRC):
The DRC shall act as the Design Review Board and be composed of members from various city departments, ~~including the commercial plans examiners, and other agencies as needed.~~ as established in section 27-68.

7. Transfer of Development Rights (TDR)

27-132	Regulations regarding special uses
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- Remove incorrect code reference
- Add correct code section reference to 27-54 process for written formal decisions

8. Street Café

27-43	Definitions
27-127	Classes of special use permits; agent or body responsible for each general procedure

- Given the recent success of Lift Up Local, the use of Street Café is proposed and will be defined in the code as an extension of an approved Sidewalk Café.
- Code changes are also required to Chapter 22 Streets and sidewalks, soon staff will present those changes.
- Goal - to have Street Café permits active as of July 1, 2022.

9. Storefront Residential Parking Requirement

27-283	Parking table 1. Table of required parking spaces
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- Storefront residential currently exists in the following locations in Chapter 27 Zoning code:
 - Definitions section of the code, Section 27-43;
 - Seminole Heights District, Section 27-211.8; and
 - Neighborhood Mixed Use District, Section 27-212.4
- Adds Storefront Residential use to the general parking table.
- Eliminates confusion in determining parking required when the use is proposed outside the special districts listed above.

10. Formal Decision

27-11	Creation of new lots; reduction of lot or yard dimensions below minimum requirements
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- Recognize existing conditions that are nonconforming
- No need to pursue a variance, PD or design exception
- Reduce processing times and costs (no additional applications or public hearings)

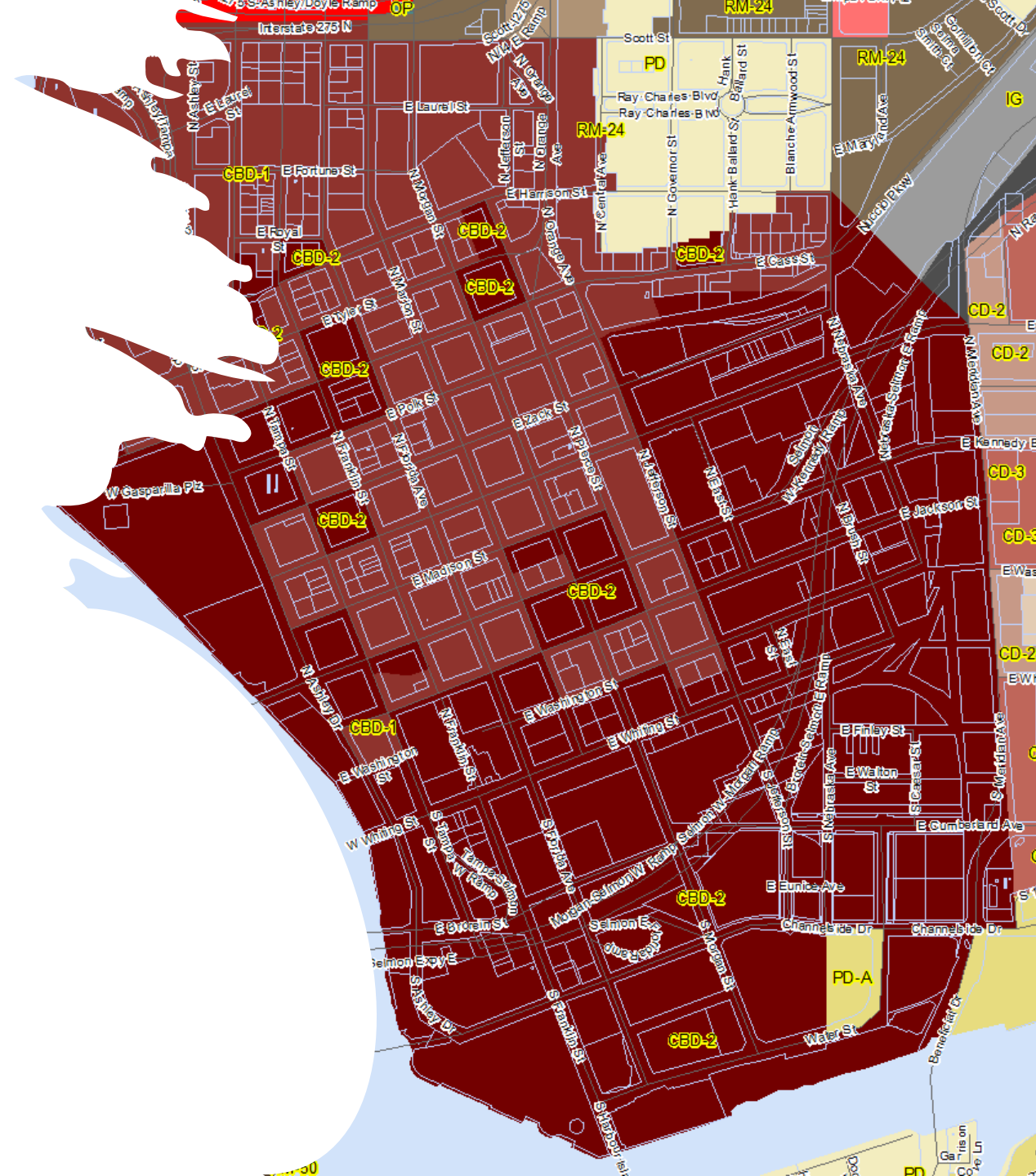
Q & A

Publicly Initiated Text Amendments

Privately-Initiated Text Amendments

Angela Rauber – SPP; Central Business District (CBD) Sign Standards

- Amends code section 27-183 General district development standards
- Table 183.1 Building signs
- Modifies footnote 3
- Adds additional footnotes



Examples of Signs in the CBD



Next...
Applicant's presentation

Q & A

Rauber / SPP; Central Business District Sign Standards

Colin Rice – Shumaker; Bonus Provisions

- Amends code section 27-140 Bonus provisions
- Bonus methodology, amending cost ratio from
10:1 to 100:1
- For every one dollar (\$1.00) contribution to an approved improvement or amenity for the bonus provision list, the developer/property owner is granted one hundred (\$100) in equivalent development dollars



List of improvements/amenities to achieve bonus density/FAR

- 10% of the projects dwelling units are affordable housing.
- Transfer of development rights program- any unused rights.
- Contribute to an improvement for use by the general public.
- LEED certification
- Public parking open to the public
- Transit op
- Relocation operational support subsidy
- Installation or relocation of all utilities underground

Public Information Meeting

Proposed Amendment to Sec. 27-140, Tampa City Code

May 17, 2022

Proposal

- Amend the “Bonus Cost Ratio” from 10:1 to 100:1
- For every \$1.00 contribution to approved improvement/amenity, developer/property owner is granted \$100.00 in equivalent development dollars

Channel District, May 2004



Channel District, November 2020



Closing points

- Original intent of bonus amount not being realized
- City has received very little bonus contribution
- Chilling effect on development, particularly in Channel District
- When the bonus density was established the CRA did not have the resources to undertake the public realm improvements contemplated in the SAP, now it does
- Onerous bonus density payments will cause the still undeveloped parcels which are mostly under an acre to remain vacant, because they work best as point towers and to get the height required you need about a 7 FAR.
- Changing the ratio will actually make the City much more money in city coffers over the decades to come.
- Housing and rent crisis in Tampa, solution depends on more housing inventory.

Q & A

Colin Rice / Shumaker; Bonus Provisions

Process and Next Steps

MEETING TYPE	TENTATIVE DATES
City Council Workshop	June 23, 2022 ✓
Public Information Meeting	May 17, 2022 ✓
Planning Commission Briefing	July 11, 2022
Planning Commission Public Hearing	August 8, 2022
City Council – 1 st Reading	September 1, 2022 Or September 15, 2022
City Council – 2 nd Reading	September 15, 2022 Or October 6, 2022

THANK YOU

View the code online at the following link:

<https://www.tampa.gov/development-coordination/development-code-composition>

Contact Information:

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