

WELCOME

Land Development Code Amendments
January 2023 Cycle – Proposed Conceptual Amendments
Public Information Meetings



PUBLIC INFORMATION MEETINGS

Land Development Code – Text Amendments – January 2023 Cycle

The City of Tampa Zoning Administrator invites you to participate in public information meetings to discuss **amendments to the Land Development Code.**

Three (3) public information meetings will be held for the January 2023 cycle to review ten (10) proposed amendments. Each meeting will focus on a different amendment so please note the specific topics of each meeting prior to registering.

To review a summary of each proposed amendment and to register for these meetings, please visit:

<https://www.tampa.gov/city-planning/code-amendments>

Virtual Public Information Meeting #1 - March 20, 2023 at 6:00 PM

Topic: Amendment 23-10: Section 27-60 Design Exceptions

Virtual Public Information Meeting #2 – March 21, 2023 at 6:00 PM

Topics:

- Amendment 23-1: Section 27-149 Public Notice during emergency declaration
- Amendment 23-2: Section 27-149 Public notice requirements for land development decisions and text amendments to the land development code
- Amendment 23-3: Section 27-211.6 Seminole Heights commercial districts
- Amendment 23-4: Section 27-290.1 Fence height in residential districts
- Amendment 23-5: Section 27-43, -156, -211 Adaptive Reuse
- Amendment 23-7: Section 27-288 Solid Waste standards
- Amendment 23-8: Section 27-283 Westshore Overlay District
- Amendment 23-9: Section 27-283 Parking - Electric Vehicle Charging

Virtual Public Information Meeting #3 - March 22, 2023 at 6:00 PM

Topic: Amendment 23-6: Section 27-43 Definition of Courtyard



Before we begin...

- Please hold all questions until the end.
- A transcription of this meeting, including Q&A, will be included in future staff reports.

January 2023 Cycle: Proposed LDC Amendments

| Request Number | Code Sections | Description | Originator |
|----------------|-----------------------|--|---|
| 23-1 | 27-149 | Public notice in the event of a declaration of emergency | Eric Cotton, Zoning Administrator |
| 23-2 | 27-149 | Public notice requirements | Eric Cotton, Zoning Administrator |
| 23-3 | 27-211.6 | Development Standards in Seminole Heights commercial districts – Scrivener’s error | Eric Cotton, Zoning Administrator |
| 23-4 | 27-290.1 | Fence height in residential districts adjacent to commercial uses | Eric Cotton, Zoning Administrator |
| 23-5 | 27-43, 27-256, 27-211 | Adaptive Reuse in areas other than Ybor City | Eric Cotton, Zoning Administrator |
| 23-6 | 27-43 | Definition for “courtyard” | Eric Cotton, Zoning Administrator |
| 23-7 | 27-288 | Solid waste standards | McLane Evans, Assistant City Attorney |
| 23-8 | 27-238 | Westshore Overlay District | Andy Mikulski, Sr. Planning Coordinator |
| 23-9 | 27-283 | Electric Vehicle Charging | Eric Cotton, Zoning Administrator |
| 23-10 | TBD | Public Notice for Design Exceptions | City Council (File No. E2028-8 CH 27) |

Section 27-60 – Alternative design exception (Amendment #23-10)

Proposal: Require public notice for all design exceptions:

fence height, shared parking, off-site parking, signage, buffer reductions, reverse framing and overlay/design district standards (i.e. front yard average for setbacks)

Background: City Council has requested that all design exceptions require public notice.



Sec. 27-60 Design Exceptions

The design exception process is specifically intended to promote high standards of site design, and to provide flexibility in the administration of standards in recognition of site-specific conditions, and to establish conditions to ensure compatibility and consistency in the interpretation and application of applicable standards, where those standards are modified.

Sec. 27-60 Design Exceptions

Design Exception 1 – Applications for **minor design changes** related to the following development standards.

- Article III. Division II. Special Districts – design/dimension standards
- Article IV. Overlay Districts – design/dimension standards
- Article V. Division 4 – Historic District Design Guidelines
- Article VI. Division 7 – Miscellaneous Standards
- Other such minor changes to design-oriented requirements, set forth in respective sections.

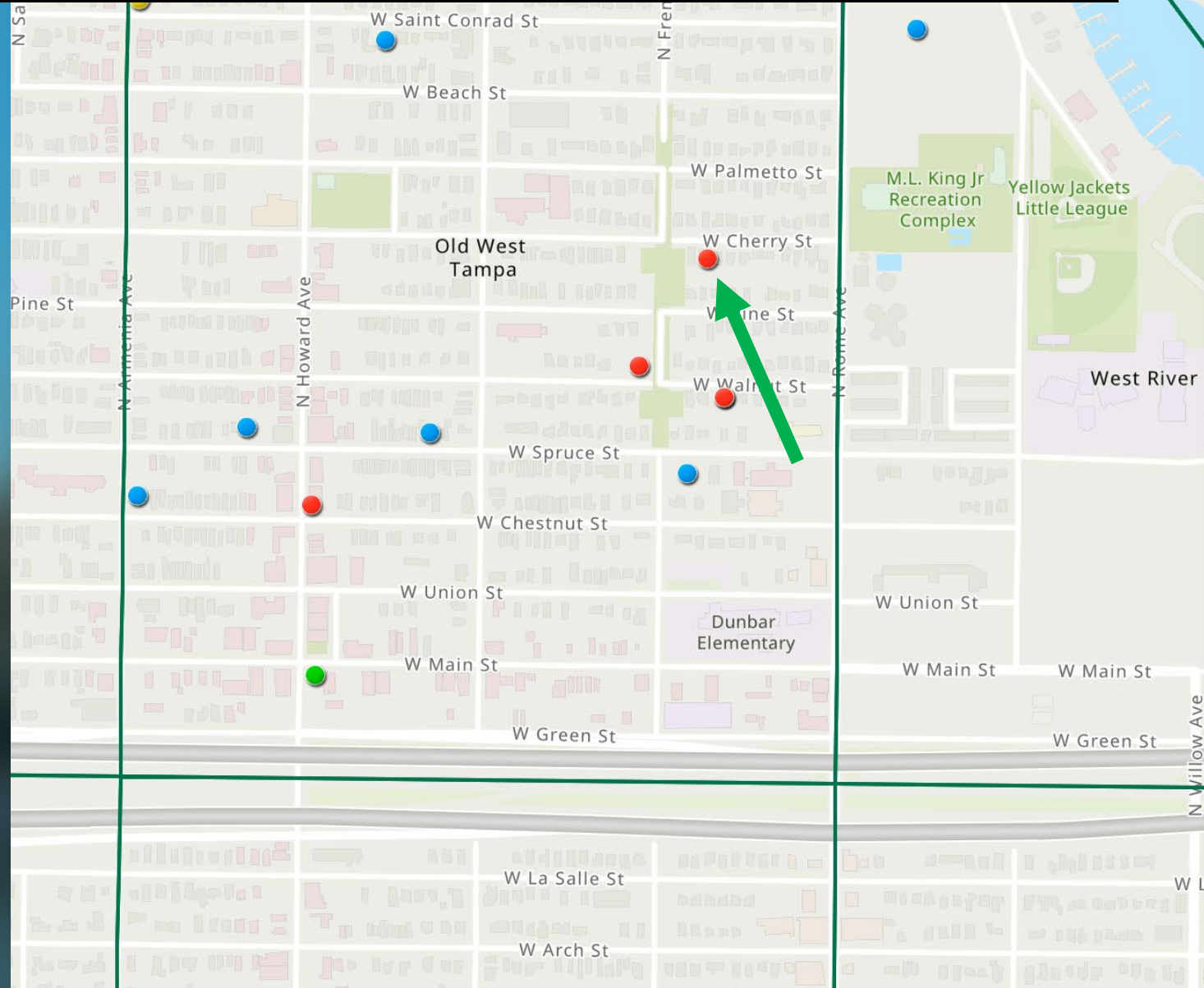
Sec. 27-60 Design Exceptions

Design exceptions currently only require public notice for setback reductions (amendment adopted by Council 3/16/23).

All other design exceptions do not require public notice.



Current Development Coordination Locations



Legend ⌵ ✕

Current Development Coordination Locations

- Design Exceptions
- Rezoning
- Special Use Cases
- Special Use Cases - Alcoholic Beverage Sales
- Vacating
- Variances
- All Others

Neighborhoods

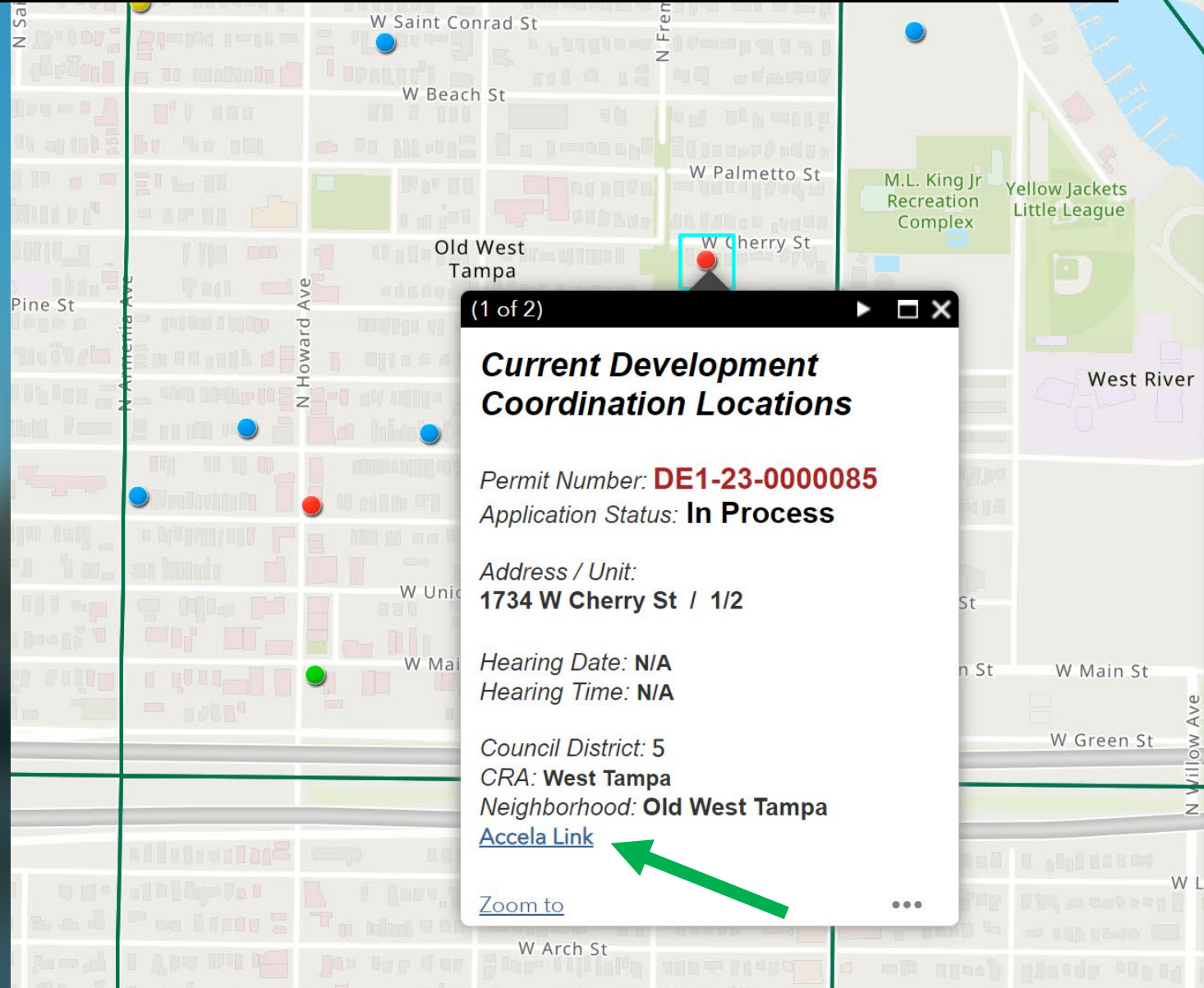
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Tampa City Limits

- ▭



Current Development Coordination Locations



(1 of 2) [Close] [Refresh] [Zoom]

Current Development Coordination Locations

Permit Number: **DE1-23-000085**
Application Status: **In Process**

Address / Unit:
1734 W Cherry St / 1/2

Hearing Date: **N/A**
Hearing Time: **N/A**

Council District: 5
CRA: **West Tampa**
Neighborhood: **Old West Tampa**
[Accela Link](#)

[Zoom to](#) [More]

Legend

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(1 of 2)



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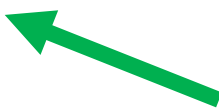
Hearing Time: **N/A**

Council District: **5**

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[Accela Link](#)



[Zoom to](#)



City of Tampa Florida

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Subscribe to our newsletter for Accela Citizen Access updates and planned downtime notifications.
 Instructions for using the Planning & Development Department's Citizen Access Portal
 Watch the Accela Citizen Access Webinar
 Please contact us at 813-274-3100 for questions.

Record DE1-23-0000085:
 Design Exception 1
 Record Status: In Process

| Record Info | Payments | Custom Component |
|-------------|----------|------------------|
|-------------|----------|------------------|

Work Location

1734 W Cherry St 1/2, T, 33607 *
 SITE ADDRESS ID: 119316
 UTILITY SERVICE NUMBER: 0550387
 STRAP: 1829144PD000005000100A
 FOLIO: 177800.0000
 LEGACY SITE ID: 000000
 LEGACY FOLIO: 177800.0000
 ATLAS ID: H-11
 SEC/TWP/RGE: 142918
 MSS INDICATOR: Y
 STATUS: Current
 DESCRIPTION: 001110

Record Details

| | |
|---|---|
| Applicant: Kevin Robles Domain Homes 5703 South MacDill Avenue Tampa, FL, 33611 United States | Owner: Domain Homes Inc 5715 S Macdill Ave Tampa FL 33611 |
|---|---|

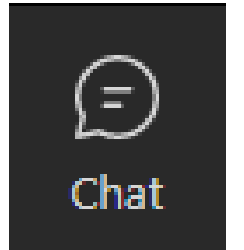
More Details

Application Information

| | |
|--|---------------|
| DESIGN EXCEPTION 1 | |
| 27-156 - Front Yard Average - Nonoverlay: | No |
| 27-161 - Yard Determination: | No |
| 27-236 - Alternative Design - South Howard Commercial: | No |
| 27-237 - Alternative Design - New Tampa: | No |
| 27-238 - Alternative Design - West Shore: | No |
| 27-239 - Alternative Design - Seminole Heights: | No |
| 27-240 - Alternative Design - East Tampa: | No |
| 27-241 - Alternative Design - West Tampa: | Yes |
| 27-242 - Alternative Design - Parkland Estates: | No |
| 27-243 - Alternative Design - Kennedy Boulevard: | No |
| 27-282.10 - Alternative Design Multifamily Townhouse-style: | No |
| 27-282.8 - Alternative Design for SF semi-detached residential standards: | No |
| 27-282.9 - Alternative Design Single-Family Attached Design Standards: | No |
| 27-283.12 - Parking Lot Standards: | No |
| 27-283.6 - Shared Parking: | No |
| 27-284 - Alternative buffers and screening: | No |
| 27-289.12 - On-site signs; permit required: | No |
| 27-290.1 - Reverse Framing: | No |
| 27-283.10 - Parking Reduction: | No |
| Description of Alternative Design: | |
| Need to establish parking in the front due to the property size; see narrative for full description | |
| That the exception neither interferes with the rights of others as provided in this chapter, nor is injurious to the public health, safety or general welfare: | see narrative |
| That the exception provides a reasonable allowance of use under the specified circumstances of each application: | see narrative |
| That the exception achieves the general intent of this chapter and the Tampa Comprehensive Plan: | see narrative |
| That the exception is the minimum possible exception under specific circumstances: | see narrative |
| The approval of the exception of standards includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zoning district: | see narrative |
| The exception is consistent with any applicable specific plans in place for the subject property: | see narrative |

Questions & Comments

- Please type your question into the “Chat” box.
- You will be unmuted by the moderator to ask your question.
- A transcription of this meeting, including Q&A, will be included in future staff reports.



Public Comments

- E-mail comments to TampaPlanning@tampagov.net
- Please include the Amendment number in the comment.
- Comments will be summarized in the staff's report and provided to City Council at the April 27 workshop.

Q & A

THANK YOU