

# 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 posted on the City's web site and included in future staff reports.
- <https://www.tampa.gov/city-planning/code-amendments>

# 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 27-149 – Public notice requirements for land development decisions and text amendments to the Land Development Code. (Amendment #23-1)**

**Proposal:** Amend section to address public hearings that may be canceled or postponed due to a declared state of emergency.

**Background:** During Hurricane Ian, City Council was required to convene a public hearing in order to continue cases because they could not be automatically continued. Staff is proposing to continue cases to the next available public hearing during a designated state of emergency.

**Section 27-149 – Public notice requirements for land development decisions and text amendments to the Land Development Code. (Amendment #23-1)**

Proposed language:


Public hearings that are postponed due to a declared local state of emergency. Where a local state of emergency is declared and a meeting is postponed as a result of the local state of emergency, items on the agenda that are set for a public hearing during the local state of emergency will be automatically continued to a time and date certain which, for purposes of continued items, will be the next regularly scheduled meeting of the council, board, or commission. The applicant will not need to provide additional notice for the new, continued public hearing date and time unless the council, board, or commission requires that additional notice be provided.



**Section 27-149 – Public notice requirements for land development decisions and text amendments to the Land Development Code. (Amendment #23-2)**

**Proposal:** Require record/application number to be placed on both the sign and the public notice letter.

**Background:** The record/application number is not currently required by Code to be placed on the notice letter or posted sign. This amendment would codify the requirement to place the record number the sign and the public notice letter.



**Section 27-149 – Public notice requirements for land development decisions and text amendments to the Land Development Code. (Amendment #23-2)**

Proposed language:

(c)(1) *Mailed notice.* The applicant shall send the required mailed notice not less than thirty (30) days prior to the date of the public hearing on which the application is scheduled. The notice shall identify the physical address of the subject property; the day, month, and year of the public hearing; the scheduled time and location of the public hearing; the phone number, address, and email address (if available) of the applicant; the record number as assigned by the City; and a description of the land development decision requested including type of application, nature or degree of request and potential uses, information on how to view a digital copy of the complete application, including, where applicable, the proposed site plan, and other information as required by the city.



**Section 27-149 – Public notice requirements for land development decisions and text amendments to the Land Development Code. (Amendment #23-2)**

(c)(2)b. *Posted notice.* The sign, which may be metal or other substance in a format provided by the city, must be at least eighteen (18) inches by twenty-four (24) inches upon which shall appear and must identify the day, month, and year of the public hearing; the scheduled time and location of the public hearing; the record number as assigned by the City; the nature or degree of the request including type of application and potential uses (e.g. rezoning, special use, variance, etc.).

## **27-211.6 Development Standards – Seminole Heights Commercial General (SH-CG) and Seminole Heights Commercial Intensive (SH-CI) (Amendment #23-3)**

**Proposal:** Correct an error in the code to state feet instead of stories.

**Background:** This is general clean up, as the Code section currently states the allowable height is 55 stories, instead of 55 feet.

## 27-211.6 Development Standards – Seminole Heights Commercial General (SH-CG) and Seminole Heights Commercial Intensive (SH-CI) (Amendment #23-3)

Proposed language:

Table 211.6b

Maximum Height [1]	
PBH	SH-CG: 3-stories (45 feet); SH-CI: 4-stories (55 stories <u>feet</u> )
ABH	2-stories (25 feet) [2]
PW	7' above PBH and ABH [4]
Elevator/mechanical housing, steeples, widow's walk, cupolas, other architecturally integrated design features.	Exempt, except shall occupy no more than 20 percent of roof area.

PBH = Principal Building Height

## **Sec. 27-290.1. - Fence and wall regulations. (Amendment #23-4)**

**Proposal:** Amend Code to allow for 8' fences on residential properties when adjacent to commercial uses.

**Background:** When a residential property is located adjacent to a commercial property, the maximum fence height for the residential side is six feet, whereas the commercial side could be an eight-foot fence by right.

This change would allow for the residential property to build an eight-foot fence, when sharing a common property line with a commercial use, without having to seek a design exception.

**Sec. 27-290.1. - Fence and wall regulations.  
(Amendment #23-4)**

Proposed language:

27-290.1 (f) Maximum height. The maximum height for fences and walls ~~are~~ is as follows:

	Height
Single- and multiple-family district <u>when adjacent to a residential use</u>	6 feet
Single- and multiple-family district <u>when adjacent to or separate by an alley to a non-residential use</u>	<u>8 feet</u>
YC-2, <del>and</del> YC-4 <u>and YC-8 when adjacent to a residential use</u>	6 feet
<u>YC-2, YC-4 and YC-8 when adjacent to a non-residential use</u>	<u>8 feet</u>
All other: office, commercial, industrial districts, M-AP 1—4, YC-1, YC-3, YC-5, YC-6, CD-1, and CD-2	8 feet
<del>TQD</del> , PD, PD-A, <u>YC-9</u> and <del>CD-3</del> <u>SH-PD</u>	As per zoning site plan
For CBD-1 and CBD-2 zoning districts refer to section 27-186(h) Fence regulations.	

## **Sections 27-43, 27-156, 27-211 - Adaptive reuse (Amendment #23-5)**

- Proposal:** Amend the General Use table and the Seminole Heights use table to allow for adaptive reuse of contributing historic structures and local or national landmarks. Adaptive reuse would be permitted only in the nonresidential zoning districts.
- Background:** Adaptive reuse is established in the LDC to permit historically designated structures to change uses to residential, office or commercial without triggering a change of use request. Currently, adaptive reuse is only permitted in certain Ybor City zoning districts. The city periodically receives requests for consideration of adaptive reuse projects for historically designated properties that are outside of Ybor.



**Sections 27-43, 27-156, 27-211 - Adaptive reuse  
(Amendment #23-5)**

Proposed language:

27-43 Definitions

**Adaptive reuse: The reuse of any structure ~~in, or eligible for inclusion in, the Tampa Historical Register~~ that is classified as contributing to located within a local or national historic district or a structure designated as a local or national landmark for residential, office and/or neighborhood serving commercial use.**

# Historic Preservation Designation Information

Landmarks List:

<https://www.tampa.gov/historic-preservation/info/historic-preservation-designations>

Local Historic District Maps (with contributing structures) for Hyde Park, Seminole Heights, Tampa Heights, Ybor City, Hampton Terrace, West Tampa, and Palmetto Beach:

<https://www.tampa.gov/historic-preservation/info/district-maps>

If you are not sure if you are in a local or national historic district please call the Architectural Review & Historic Preservation Division at (813)274-3100, Option #3.

## Sections 27-43, 27-156, 27-211 - Adaptive reuse (Amendment #23-5)

### Section 27-156, Table 4-1 Schedule of Permitted, Accessory and Special Use by district

*Legend: X—Permitted principal use S1—Special use—Zoning administrator review S2—Special use—City council review A—Permitted accessory use Blank—Prohibited use																							
Uses	RS-150	RS-100	RS-75	RS-60	RS-50	RM-12	RM-16	RM-18	RM-24	RM-35	RM-50	RM-75	RO <sup>26</sup>	RO-1 <sup>26</sup>	OP	OP-1 <sup>15</sup>	CN <sup>26</sup>	CG	CI	IG	IH	PP	U-C
<b>Use Group C</b>																							
Accessory use to a permitted principal or special group C use													A	A	A	A	A	A	A	A	A		
Adaptive Reuse													X	X	X	X	X	X	X				
Adult use																			S1	S1	S1		

## Sections 27-43, 27-156, 27-211 - Adaptive reuse (Amendment #23-5)

Proposed language: Section 27-211.8 Schedule of permitted uses by district.

Table SH-25.1: Table of Uses; Permit Requirements							
Use (listed by subcategory) District	SH-RS	SH-RS-A	SH-RM	SH-RO	SH-CN	SH-CG	SH-CI
Commercial							
Adaptive Reuse				X	X	X	X
Alcoholic beverage sales—Craft distillery retail (package only)						S1/S2 <sup>14</sup>	S1/S2 <sup>14</sup>

## **Sec 27-288. Solid waste (Amendment #23-7)**

**Proposal:** Solid waste is requesting changes to the requirements for solid waste enclosures.

**Background:** Amendment initiated by Solid Waste to make technical changes to dimensional requirements for cart and container enclosures.

## Sec 27-288. Solid waste (Amendment #23-7)

Proposed language:

Container: (1) “Each container enclosure shall be a minimum of ~~four (4)~~ five (5) feet by ~~four (4)~~ five (5) feet with a minimum ~~four~~five-foot opening (these are inside, unobstructed measurements within the container enclosure) and shall be a minimum of four (4) feet in height.”

Refuse (dumpster): (2) Each refuse bin enclosure shall be ten (10) feet in depth and a minimum of ten (10) feet by ten (10) twelve (12) feet wide ~~feet~~ with a minimum ~~ten~~ twelve-foot opening or a maximum of ~~ten (10) feet by sixteen (16) feet~~ with a ~~minimum ten~~ sixteen-foot opening. (~~These~~ These are inside, unobstructed measurements within the bin enclosure).



## **Section 27-238 - Westshore Overlay District Development Standards. (Amendment #23-8)**

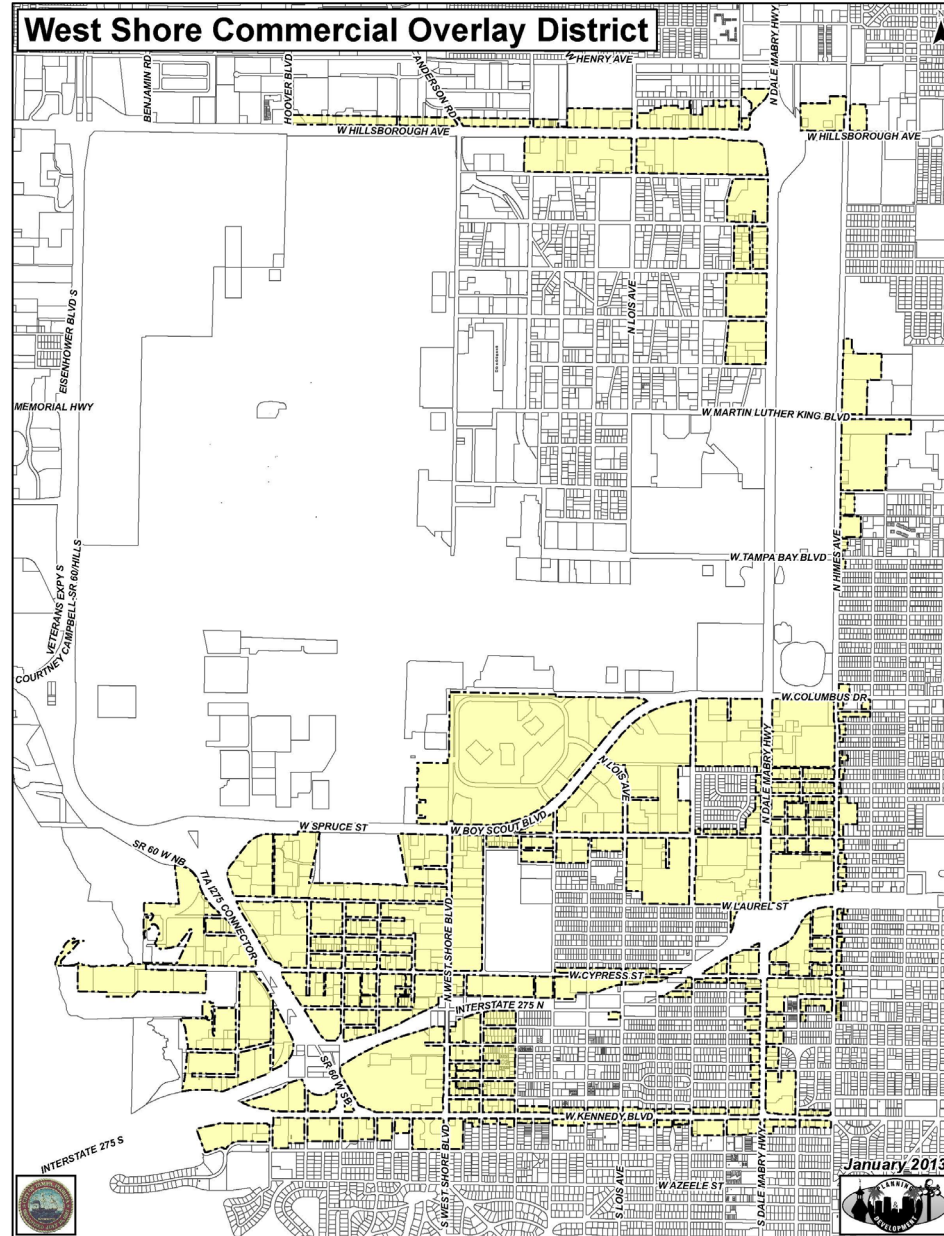
**Proposal:** This amendment is making several updates to the Westshore Overlay, including expanding the street type categories, parking standards, incorporating bicycle treatments, and clarifying buffer requirements.

**Background:** The purpose of this request is to update the Westshore Overlay District and clarify existing language based on recommendations from the Westshore Alliance.



# Westshore Overlay District Development Standards Amendment Summary

March 2023



# Purpose of the amendments

- Add streets to City street classifications to require public realm improvements, such as sidewalk width and shade trees.
  - **FDOT has adopted these standards for streets that are planned to be improved as part of the Westshore Interchange project.**
- Address common variance requests, including:
  - **Green space and tree changes: clarifies and modifies rules.**
  - **Large and small open spaces on private property adjacent to major intersections.**
  - **Parking standards for mixed-use properties and some businesses.**
- Westshore Alliance Master Plan Committee started working on amendments in 2019. Approved by Alliance Board of Directors in late 2022.



## Roadways to be added to street classifications

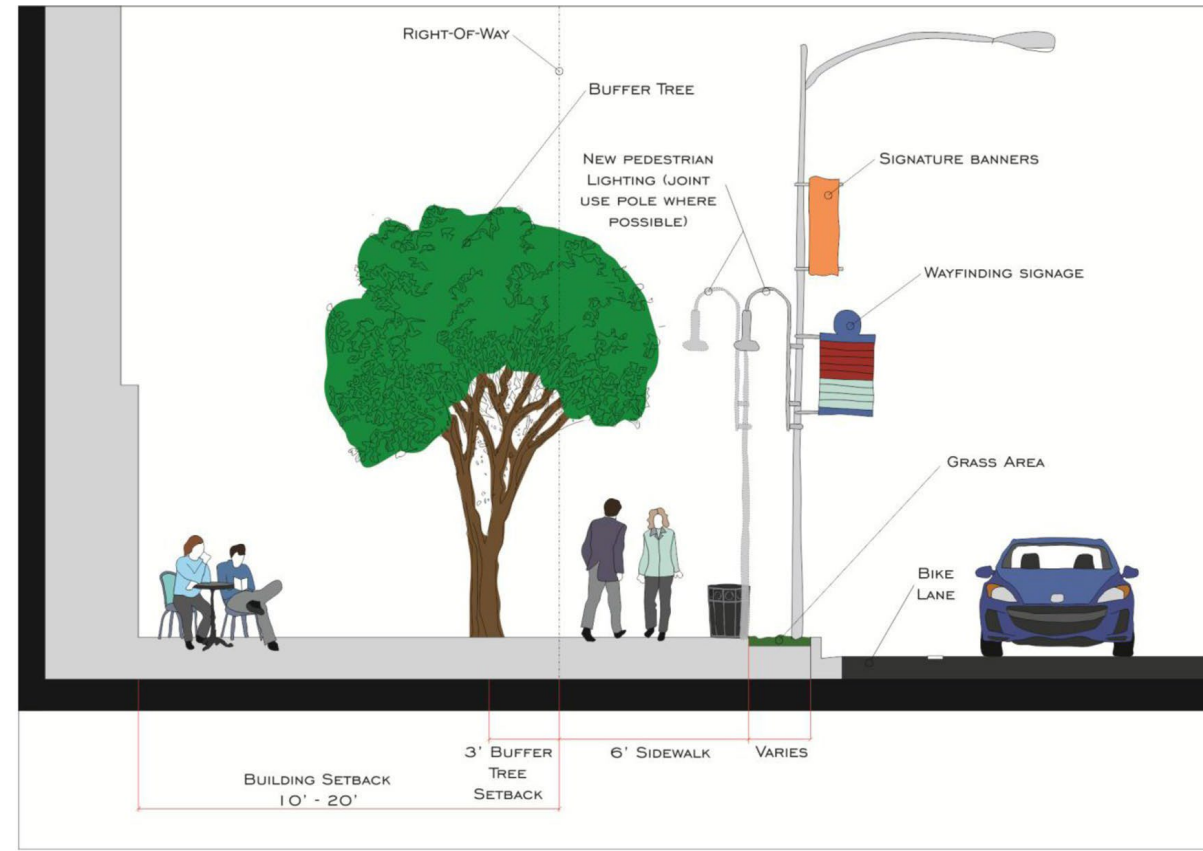
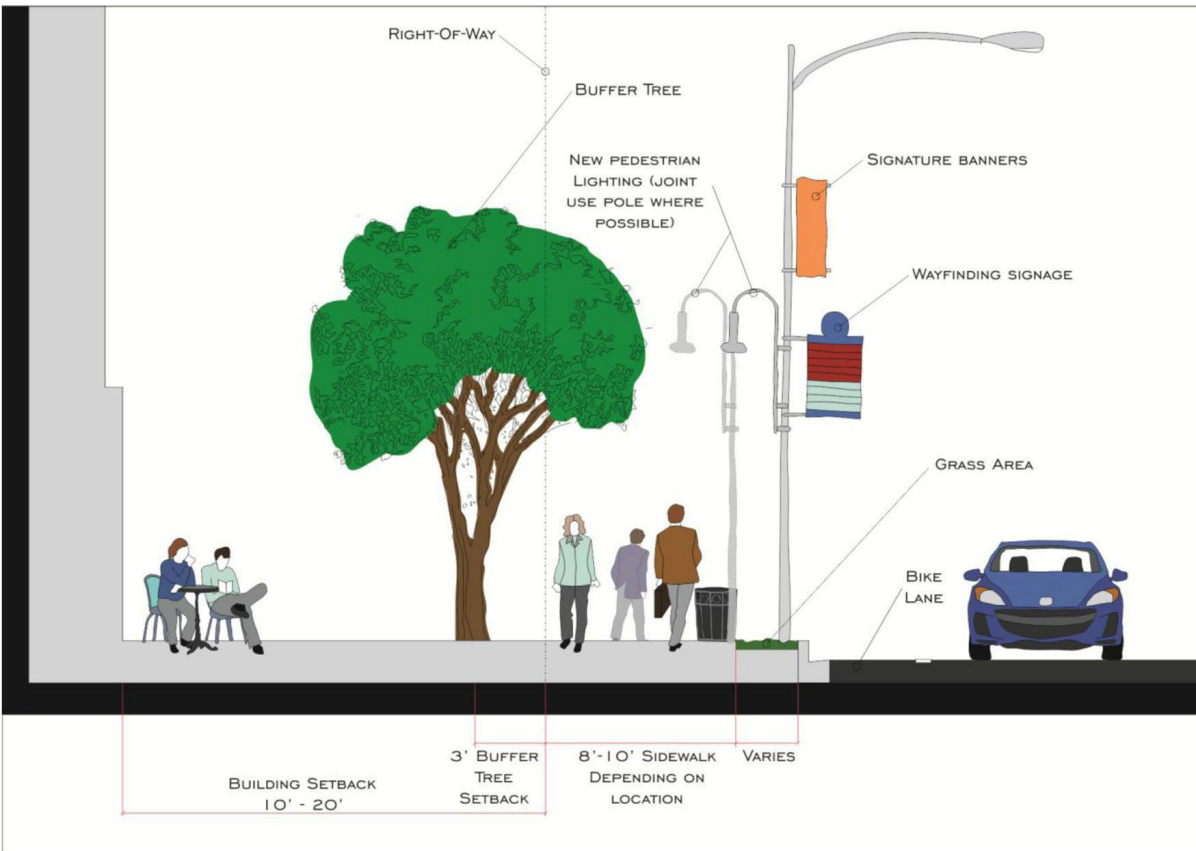
- **Local Commercial Streets (minimum 6-foot sidewalk, has been adopted by FDOT as part of Westshore Interchange):**
  - Reo St.
  - Laurel St. between Frontage Rd. and West Shore Blvd.
  - Trask St. north of Gray St. to Spruce St.
- **Priority Pedestrian Street (8–10 foot sidewalk, has been adopted by FDOT as part of Westshore Interchange):** Occident St. between Gray and Cypress Sts.
- **Gray Street Bike Boulevard:** added as an element of the Westshore Overlay, but streetscapes are not defined due to residential character. Alliance will work with the City to make it a low-stress pedestrian corridor from the Riverwalk to the Howard Frankland and Courtney Campbell trails.

Table 238.1 Westshore Overlay—Street Classifications	
Priority Pedestrian Streets [1]	Westshore Boulevard Cypress Street Lois Avenue Spruce Street (non-State regulated segments) Himes Avenue <b>Occident Street (Westshore Plaza to Cypress St.)</b>
Regional Corridors [1]	Kennedy Boulevard Dale Mabry Highway Boy Scout Boulevard Hillsborough Avenue Spruce Street (State regulated segments) Columbus Drive
Local Commercial Streets [2]	All remaining roadways classified as "arterial," "collector," or "neighborhood collector"[3] <b>Laurel Street (West Shore Blvd. to Frontage Rd.)</b> <b>Reo St. (Kennedy Blvd to Cypress St.)</b> <b>Trask Street (Gray St. to Spruce St.)</b>
Neighborhood Streets	Including those remaining roadways classified as "local"[3]
<b>Bicycle Boulevard</b>	<b>Gray Street (Himes Ave. to West Shore Blvd.) [4]</b>
<p>Notes:</p> <p>[1] Classification limited to those streets and corridors specifically listed.</p> <p>[2] Classification does not apply to those streets or corridors identified as "Priority Pedestrian Streets" or "Regional Corridors".</p> <p>[3] Refer to City of Tampa's Functional Classification Roadway Map for classifications. <a href="http://www.tampagov.net/dept_transportation/files/functional_classification_map.jpg">http://www.tampagov.net/dept_transportation/files/functional_classification_map.jpg</a></p> <p><b>[4] Bicycle Boulevard Classification standards to be determined by the City of Tampa Mobility Department</b></p>	





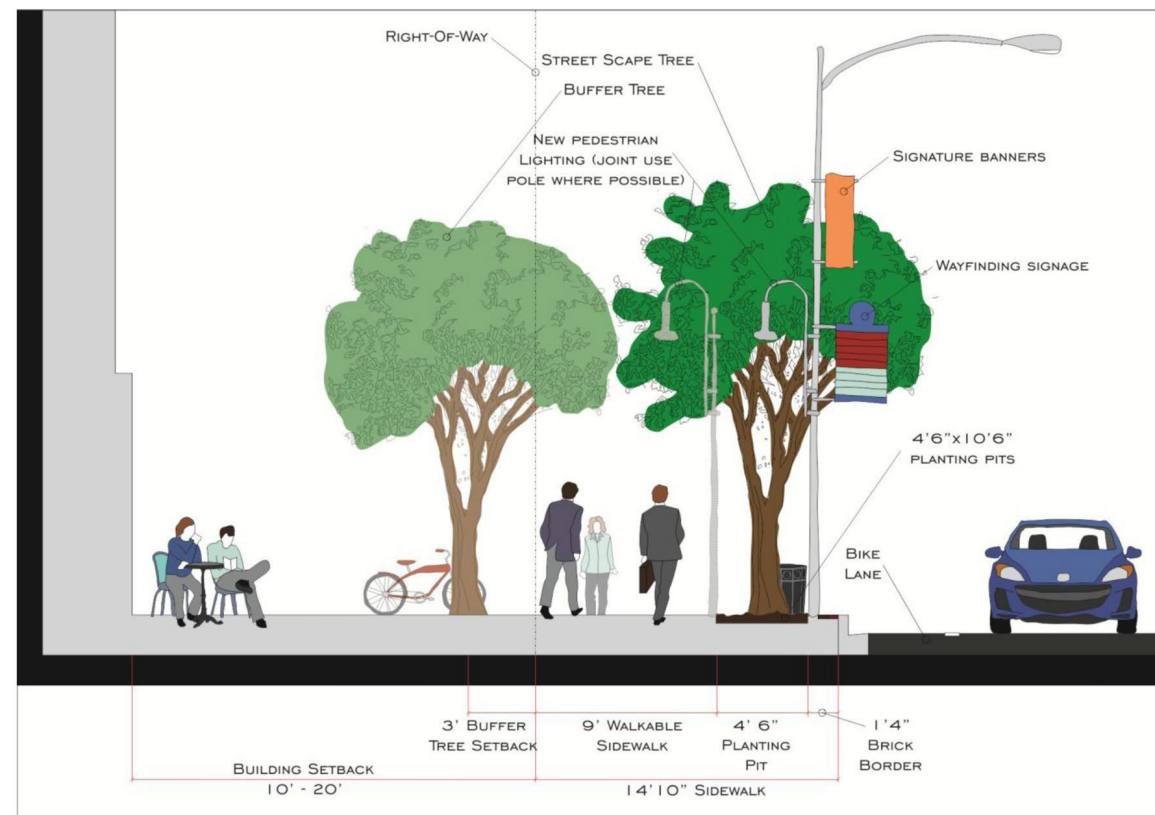
# Priority Pedestrian Streets & Local Commercial Streets



**Priority Ped Streets (left):** Cypress, Himes, Lois, Spruce, West Shore, *Occident (future access to WestShore Plaza)*  
**Local Commercial (right):** O'Brien, Laurel, Reo, Trask

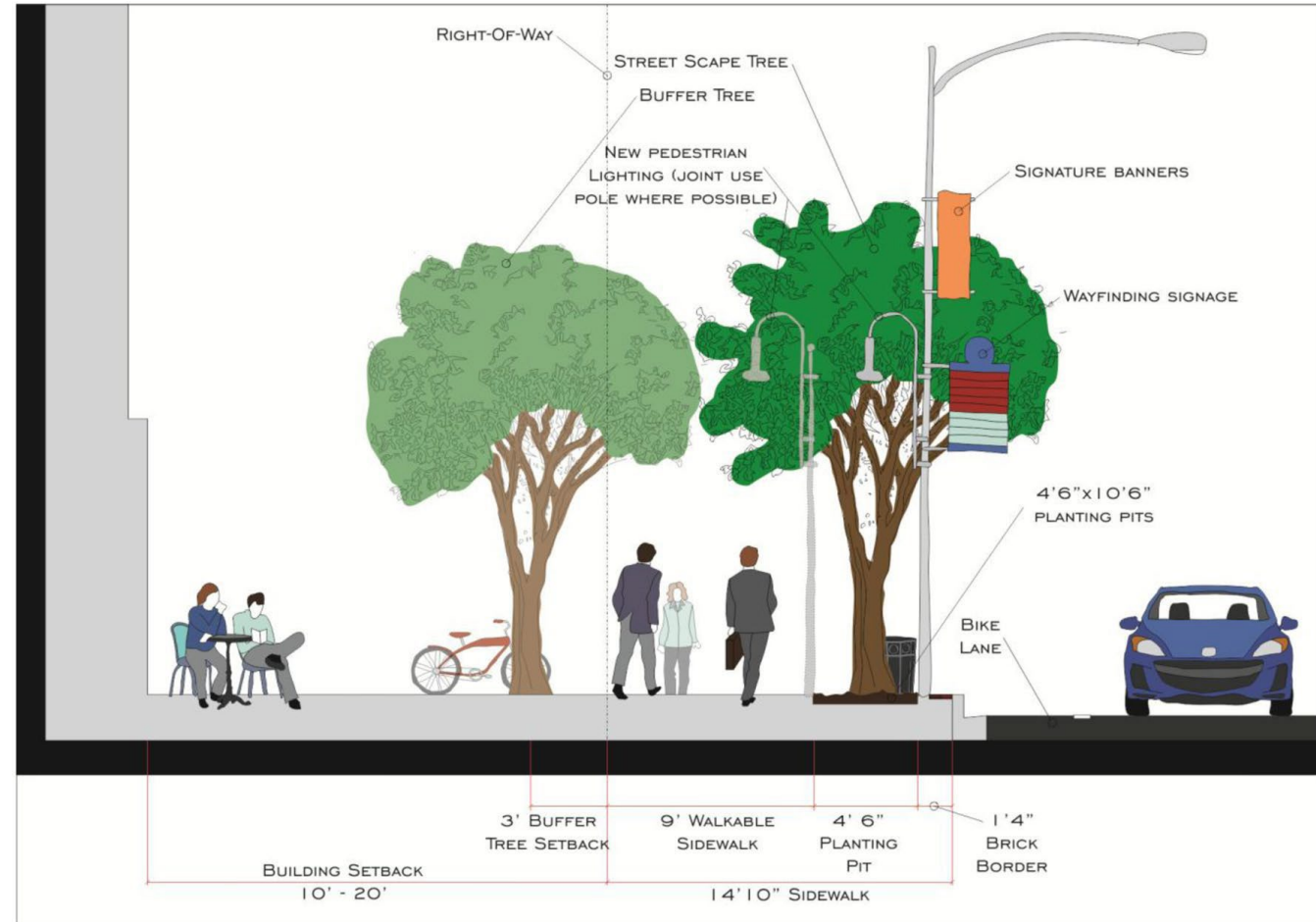
# Proposed tree changes

- Amending West Shore Blvd. Buffer Tree Standards (pictured)
  - Clarifies that buffer trees are planted when there is at least a 6-foot buffer between the building and the planting area.
- Up to 50% of palm trees can be relocated and retained for credits. Saves palm trees, saves developer credits, and could add shade trees to streetscape.



# Review: Tree & Open Space changes

- Amend Buffer Tree Standards
- New palm tree credits; saves palms and encourages shade trees.
- Allow changes to the depth or width of a large or small open space, if square footage is the same and amenities are added.
- Reduce the open-space requirement for multi-family development to reduce open space fee and encourage smaller buildings. (6-story vs. 4-story fees.)





# Language for small and large open space

- The **depth or width of the Small Open Spaces may be decreased to ten (10) feet if the total square footage of four hundred (400) square feet is provided and two (2) amenities** such as benches, shade structure, trash receptacle, way-finding map, bus stop, bike repair station, water fountain or similar pedestrian amenities are provided in a manner accessible from the public sidewalk.
- The **depth or width of the Large Open Spaces may be decreased to ten (10) feet if the total square footage of one thousand six hundred (1,600) square feet is provided and four (4) amenities** such as benches, shade structure, trash receptacle, way-finding map, bus stop, bike repair station, water fountain or similar pedestrian amenities are provided in a manner accessible from the public sidewalk.

# Proposed parking changes

- Addresses common variance requests:
  - Mixed use reduction in parking requirements. Similar to changes in Ybor City and Seminole Heights.
  - Individual use parking requirement reductions (ex: hotels and medical office)
  - Allow maneuvering in right-of-way on certain streets for loading berths.





# Residential / multi-family changes

- Clarify that single family homes, including townhomes (top picture), are not subject to 50% transparent material requirement on ground floor facing public street.
- Reduce the multi-family open space requirement to 4-stories from City standard 6-stories. Neighborhood prefers smaller option, and developer can avoid paying open space fee.







# Summary of Parking Changes

TABLE OF ALTERNATIVE REQUIRED PARKING SPACES

	Spaces	Per Unit
Adaptive reuse	-	DPW standards
Adult family home	1	dwelling unit
Appliance and equipment repair	3 <b>5</b>	1,000 sq. ft. (GFA)
Bank	3 <b>4</b>	1,000 sq. ft. (GFA)
Bar and lounge	3 <b>.25/person</b>	1,000 sq. ft. (GFA)
Catering shop	3 <b>1 per emp</b>	1,000 sq. ft. (GFA)
Cigar factory	3	1,000 sq. ft. (GFA)
Clinic	2 <b>7</b>	1,000 sq. ft. (GFA)
Club	3 <b>3.3</b>	1,000 sq. ft. (GFA)
College	0.5	student
Congregate living facilities:		
Adult family home	1 <b>2</b>	dwelling unit
Group care facility	1 <b>2</b>	dwelling unit
Emergency shelter	1 <b>2</b>	dwelling unit
Emergency shelter home	1 <b>2</b>	dwelling unit
Foster care home	1 <b>2</b>	dwelling unit
Day care and nursery facility	0.5 <b>1</b>	employee
	+1	vehicle operated by the facility
Day care and nursery facility limited to 5 children	0.5	employee
	+1	vehicle operated by the facility

Dwelling, multiple-family (all types)	1 <b>1.5 per 1-2 bedroom</b> <b>2 per 3+ bedroom</b>	dwelling unit
Dwelling, single-family (all types)	1 <b>2</b>	dwelling unit
Funeral parlor	3 <b>.25 per seat</b> <b>.33 per emp</b>	1,000 sq. ft. (GFA)
Hospital and associated uses	1 <b>1.2</b>	bed
Hotel and motel	0.75 <b>1/room</b> <b>.5/emp</b>	room
Light manufacturing	1 <b>.6/emp</b>	1,000 sq. ft. (GFA)
Microbrewery	3	1,000 sq. ft. (GFA)
Nursing, convalescent and extended care facility	0.3 <b>1/emp</b>	bed
Office, business and professional	3 <b>3.3</b>	1,000 sq. ft. (GFA)
Office, medical	4 <b>6</b>	1,000 sq. ft. (GFA)
Personal services	5 <b>8</b>	1,000 sq. ft. (GFA)
Pharmacy	3	1,000 sq. ft. (GFA)
Place of assembly	0.2 <b>.3</b>	seat
Place of religious assembly	0.2 <b>.3</b>	seat
Printing, light	1 <b>1/emp</b>	1,000 sq. ft. (GFA)
Printing, publishing	1 <b>1/emp</b>	1,000 sq. ft. (GFA)
Public cultural facility	2	1,000 sq. ft. (GFA)
Public service facility	1	employee
Public use facility	2 <b>3.3</b>	1,000 sq. ft. (GFA)
Radio and TV studio	1 <b>1/emp</b>	1,000 sq. ft. (GFA)
Recreational facility, commercial	3 <b>5</b>	1,000 sq. ft. (GFA)
Recreational facility, private	3 <b>5</b>	1,000 sq. ft. (GFA)
Research activity	1 <b>1.4/emp</b>	1,000 sq. ft. (GFA)



Restaurant	1	.25/person	4 seats (inside, outside and bar)
Retail sales, convenience goods	3	4	1,000 sq. ft. (GFA)
Retail sales, distilled beverages	3	4	1,000 sq. ft. (GFA)
Retail sales, shopper's goods	3	4	1,000 sq. ft. (GFA)
Retail sales, specialty goods	3	1.1	1,000 sq. ft. (GFA)
Rooming house	1	2	room
School	1	1.6	classroom
School, business	0.5	.5	student
	+1	1	staff member
School, trade	0.5	.5	student
	+1	1	staff member
School, vocational	0.5	.5	student
	+1	1	staff member
Service station	3	5	1,000 sq. ft. (GFA)
Transportation service facility	3	7	1,000 sq. ft. (GFA)
Vehicle repair	3	2 per bay 1/emp	1,000 sq. ft. (GFA)
Veterinary office	2		1,000 sq. ft. (GFA)
Warehouse	1	.6/emp	1,000 sq. ft. (GFA)
Wholesale trade	2	.6/emp	1,000 sq. ft. (GFA)
Winery	3		1,000 sq. ft. (GFA)

# Major Takeaway

## Residential Parking Reduced to 1 space per unit.

- Market demand may still result in projects being overparked under new code.
- Allows project to “right size” parking based on market and project type.

*Current “old” code:*

*1 space per studio*

*1.5 spaces per 1-2 bedroom*

*2 spaces per 3+ bedroom*





# WESTSHORE ALLIANCE

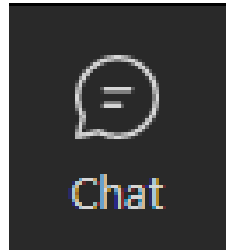
TAMPA BAY

## **Section 27-283 Access, Parking and Loading (Amendment #23-9)**

- Proposal:** Amend the Code to include definition of EV Capable and EV Installed.
- Consider including requirements for new development with over 50 parking spaces to require 5 percent of the project spaces to be EV Capable.
- Background:** Council motion from previous workshop instructed staff to develop regulations that will allow the City to have the required infrastructure installed at new development, but allow the market to control the installation of the actual chargers.

# 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

- Each amendment can be viewed at <https://www.tampa.gov/city-planning/code-amendments>
- E-mail comments to [TampaPlanning@tampagov.net](mailto: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**