

Updated March 9, 2023

**Exhibit A: Text Amendment Summary Sheet
Amendment 23-1**

Section

27-149 "Public Notice in the Event of an Emergency Declaration"

Amendment Cycle

January 2023

Originator & Contact Information

Eric Cotton, Zoning Administrator
eric.cotton@tampagov.net 813-274-7510

Purpose and Background

During Hurricane Ian, Council was required to convene a public hearing in order to continue cases because they could not be automatically continued. Staff is proposing to provide the Zoning Administrator with the authority to administratively continue cases to the next available public hearing during a locally designated state of emergency.

Policy Objective & Interpretation

Amend 27-149 to allow for continuation of hearings in the event of a public emergency (health, hurricane).

Public Involvement and Meeting Summary

The virtual public information meeting for this item is scheduled on March 21, 2023 at 6:00 pm. Registration: <https://www.tampa.gov/city-planning/code-amendments>

Questions and Answers

Questions and answers from the public meetings will be summarized in a future staff report.

Updated March 9, 2023

**Exhibit B: Text Amendment Summary Sheet
Amendment 23-2**

Section

27-149 “Public notice requirements for land development decisions and text amendments to the Land Development Code”

Amendment Cycle

January 2023

Originator & Contact Information

Eric Cotton, Zoning Administrator
eric.cotton@tampagov.net 813-274-7510

Purpose and Background

This request was submitted from a member of the public to increase awareness of cases and make it easier for the public to access information.

Policy Objective & Interpretation

An amendment to require the record/application number to be placed on the mailed and posted public notices. This will increase transparency in the public notice process.

Public Involvement and Meeting Summary

The virtual public information meeting for this item is scheduled on March 21, 2023 at 6:00 pm.
Registration: <https://www.tampa.gov/city-planning/code-amendments>

Questions and Answers

Questions and answers from the public meetings will be summarized in a future staff report.

Updated March 9, 2023

**Exhibit C: Text Amendment Summary Sheet
Amendment 23-3**

Section

27-211.6 “Development Standards – Seminole Heights Commercial General (SH-CG) and Seminole Heights Commercial Intensive (SH-CI)

Amendment Cycle

January 2023

Originator & Contact Information

Eric Cotton, Zoning Administrator
eric.cotton@tampagov.net 813-274-7510

Purpose and Background

This amendment corrects a scrivener's error.

Policy Objective & Interpretation

Amend “55 stories” to “55 feet” in SH-CG and SH-CI commercial districts.

Public Involvement and Meeting Summary

The virtual public information meeting for this item is scheduled on March 21, 2023 at 6:00 pm.
Registration: <https://www.tampa.gov/city-planning/code-amendments>

Questions and Answers

Questions and answers from the public meetings will be summarized in a future staff report.

Updated March 9, 2023

**Exhibit D: Text Amendment Summary Sheet
Amendment 23-4**

Section(s)

27-290.1 "Fence Height in Residential Zoning Districts"

Amendment Cycle

January 2023

Originator & Contact Information

Eric Cotton, Zoning Administrator
eric.cotton@tampagov.net 813-274-7510

Purpose and Background

Staff is proposing this request to provide equity across both commercial and residential uses in the maximum height of fence along the same fence line. The maximum fence height for commercial properties currently is set at 8', but 6' for residential properties.

Policy Objective & Interpretation

Amend fence height for residential properties when abutting commercial districts. This would allow either the residential or commercial property to build an 8' fence on the property line between the residential and commercial property.

Public Involvement and Meeting Summary

The virtual public information meeting for this item is scheduled on March 21, 2023 at 6:00 pm.
Registration: <https://www.tampa.gov/city-planning/code-amendments>

Questions and Answers

Questions and answers from the public meetings will be summarized in a future staff report.

**Exhibit E: Text Amendment Summary Sheet
Amendment 23-5**

Section(s)

27-43, 27-256, 27-211 “Adaptive Reuse”

Amendment Cycle

January 2023

Originator & Contact Information

Eric Cotton, Zoning Administrator
eric.cotton@tampagov.net 813-274-7510

Purpose and 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. Adaptive reuse is only permitted in the Ybor City Special Districts. The city periodically receives requests for consideration of adaptive reuse projects for historically designated properties that are outside of Ybor. Adaptive reuse projects do not have to meet current height, setback, landscape and parking standards because the intent of the designation is to facilitate and promote active use of underutilized historic structures throughout the city. Structures seeking to make physical changes to the structure may require review by ARC/BLC.

Policy Objective & Interpretation

Allow for adaptive reuse in the general zoning districts and in Seminole Heights.

Public Involvement and Meeting Summary

The virtual public information meeting for this item is scheduled on March 21, 2023 at 6:00 pm.
Registration: <https://www.tampa.gov/city-planning/code-amendments>

Questions and Answers

Questions and answers from the public meetings will be summarized in a future staff report.

Updated March 9, 2023

**Exhibit F: Text Amendment Summary Sheet
Amendment 23-6**

Section(s)

27-43 "Miscellaneous" Definition for Courtyard.

Amendment Cycle

January 2023

Originator & Contact Information

Eric Cotton, Zoning Administrator
eric.cotton@tampagov.net 813-274-7510

Purpose and Background

Certain specified uses and overlay districts include design criteria that provides direction as to the desired orientation of entrances to residential units relative to courtyards, plazas and other similar design elements. Staff has identified a need to clarify the definition of a courtyard to ensure consistent and predictable interpretation of this design criteria.

Policy Objective & Interpretation

Establish definition for "courtyard."

Public Involvement and Meeting Summary

The virtual public information meeting for this item is scheduled on March 22, 2023 at 6:00 pm.
Registration: <https://www.tampa.gov/city-planning/code-amendments>

Questions and Answers

Questions and answers from the public meetings will be summarized in a future staff report.

Updated March 9, 2023

**Exhibit G: Text Amendment Summary Sheet
Amendment 23-7**

Section(s)

27-288 "Solid Waste"

Amendment Cycle

January 2023

Originator & Contact Information

McLane Evans, Assistant City Attorney
mclane.evans@tampagov.net 813-274-8799

Purpose and Background

The Solid Waste Department would like to make some changes to Section 27-288 of City Code to clear up some ambiguities that seem to be creating confusion with customers and make some technical changes on sites to better accommodate their equipment.

Policy Objective & Interpretation

Expanding the Sec. 27-288(c)(2) dumpster corral gate width requirement from ten feet to twelve feet.

Public Involvement and Meeting Summary

The virtual public information meeting for this item is scheduled on March 21, 2023 at 6:00 pm.
Registration: <https://www.tampa.gov/city-planning/code-amendments>

Questions and Answers

Questions and answers from the public meetings will be summarized in a future staff report.

**Exhibit H: Text Amendment Summary Sheet
Amendment 23-8**

Section(s)

27-238 “Westshore Overlay”

Originator & Contact Information

Andy Mikulski, Senior Planning Coordinator
andy.mikulski@tampagov.net 813-274-8054

Purpose and Background

This request was submitted to the Zoning Administrator by the Westshore Alliance. The purpose of this request is to update the Westshore Overlay District and clarify existing language based on recommendations from the Westshore Alliance.

Policy Objective & Interpretation

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.

Public Involvement and Meeting Summary

The virtual public information meeting for this item is scheduled on March 21, 2023 at 6:00 pm.
Registration: <https://www.tampa.gov/city-planning/code-amendments>

Questions and Answers

Questions and answers from the public meetings will be summarized in a future staff report.

**Exhibit I: Text Amendment Summary Sheet
Amendment 23-9**

Section(s)

27-283 "Access, Parking, and Loading" – Electric Vehicle Charging

Originator & Contact Information

Eric Cotton, Zoning Administrator
eric.cotton@tampagov.net 813-274-7510

Purpose and Background

This was a City Council motion from a previous workshop that 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.

Policy Objective & Interpretation

Amend the code to include definition or "EV Capable" and "EV Installed." Consider including requirements for new development with over 50 parking spaces to require 5% of the project spaces to be "EV Capable."

Public Involvement and Meeting Summary

The virtual public information meeting for this item is scheduled on March 21, 2023 at 6:00 pm.
Registration: <https://www.tampa.gov/city-planning/code-amendments>

Questions and Answers

Questions and answers from the public meetings will be summarized in a future staff report.

**Exhibit J: Text Amendment Summary Sheet
Amendment 23-10**

Section(s)

27-60 "Public Notice for Design Exceptions"

Originator & Contact Information

City Council Motion on March 3, 2023 - File No. E2028-8 CH 27

Purpose and Background

This was a City Council motion to require notice for all design exceptions to include: fence height, shared parking, off-site parking, overlay standards, signage, buffer reductions, reverse fence framing and front yard average.

Policy Objective & Interpretation

Staff processed an amendment to the Code to require notice for design exceptions for setbacks in the July 2022 cycle. On March 3, 2023, City Council directed staff to initiate a new amendment to require all administrative variances, if feasible, processed through the Design Exception (DE) process.

Public Involvement and Meeting Summary

The virtual public information meeting for this item is scheduled on March 20, 2023 at 6:00 pm.

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

Questions and Answers

Questions and answers from the public meetings will be summarized in a future staff report.