

WELCOME

Land Development Code Amendments
July 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.**

One (1) public information meeting will be held for the July 2023 cycle to review eight (8) proposed amendments.

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- September 27, 2023 at 6:00 PM

Topics:

- **Amendment 23-11:** Article 3, Division 2, Subdivision 3, “Central Business District”- Update the street typologies map to reflect changes to the street grid. Update Type B and C street details based on constructability feedback.
- **Amendment 23-12:** Sections 27-91, 27-211, 27-231, 27-271, 27-330- Clarify when historic district requirements take precedence over the general zoning code.
- **Amendment 23-13:** Section 27-150- Automatically withdraw a rezoning application if a concurrent Comprehensive Plan Amendment is not approved.
- **Amendment 23-14:** Section 27-21- Cleanup of footnote reference in the Consistency Matrix.
- **Amendment 23-15:** Sections 19-58, 27-287.25- Enforcement of hazardous tree removals.
- **Amendment 23-16:** Section 27-283.11- Commercial vehicle parking definitions.
- **Amendment 23-17:** Section 27-149 Public Notice Requirements- Expand notice area and require a notice of filing for cases that require a public hearing.
- **Amendment 23-18:** Channel District, Section 27-199, Table 19-2- increase maximum height in CD-1 zoning from 60’ to 175’ to be consistent with CD-2 zoning.

July 2023 Cycle: Proposed LDC Amendments

| Amendment Number | Code Sections | Description | Originator |
|------------------|---|---|--|
| 23-11 | Ch. 27, Article 3, Division 2, Subdivision 3, "Central Business District" | Update the street typologies map. Update Type B and C street details based on constructability feedback. | Andy Mikulski, Senior Planning Coordinator |
| 23-12 | 27-91, 27-211, 27-231, 27-271, 27-330 | Clarify when historic district requirements take precedence over the general zoning code | Dana Crosby Collier, Senior Assistant City Attorney II |
| 23-13 | 27-150 | Automatically withdraw a rezoning application if a concurrent Comprehensive Plan Amendment is not approved. | |
| 23-14 | 27-21 | Cleanup of footnote reference in the Consistency Matrix | LaChone Dock, Zoning Supervisor |
| 23-15 | 19-58, 27-287.25 | Enforcement of hazardous tree removals | |
| 23-16 | 27-283.11 | Commercial vehicle parking definitions | Eric Cotton, Zoning Administrator |
| 23-17 | 27-149 Public notice requirements | Expand notice area and require a notice of filing for cases that require a public hearing | |
| 23-18 | 27-19, Table 19-2 | Increase maximum height in CD-1 zoning from 60' to 175' to be consistent with CD-2 zoning. | CM23-82143 (9/21/23 council motion) |

July 2023 LDC Amendment Cycle Timeline

| | |
|--|-------------------------------------|
| Public Presentation and Public Comment | September – October 2023 |
| Council Workshop with Text Language | |
| Transmit Final Language to Planning Commission | November 2023 |
| Planning Commission Briefing | December 2023 |
| Planning Commission Hearing | January 2024 |
| City Council- 1 st Hearing | January 2024 (night hearing) |
| City Council- 2 nd Hearing & Adoption | January/February 2024 (day hearing) |



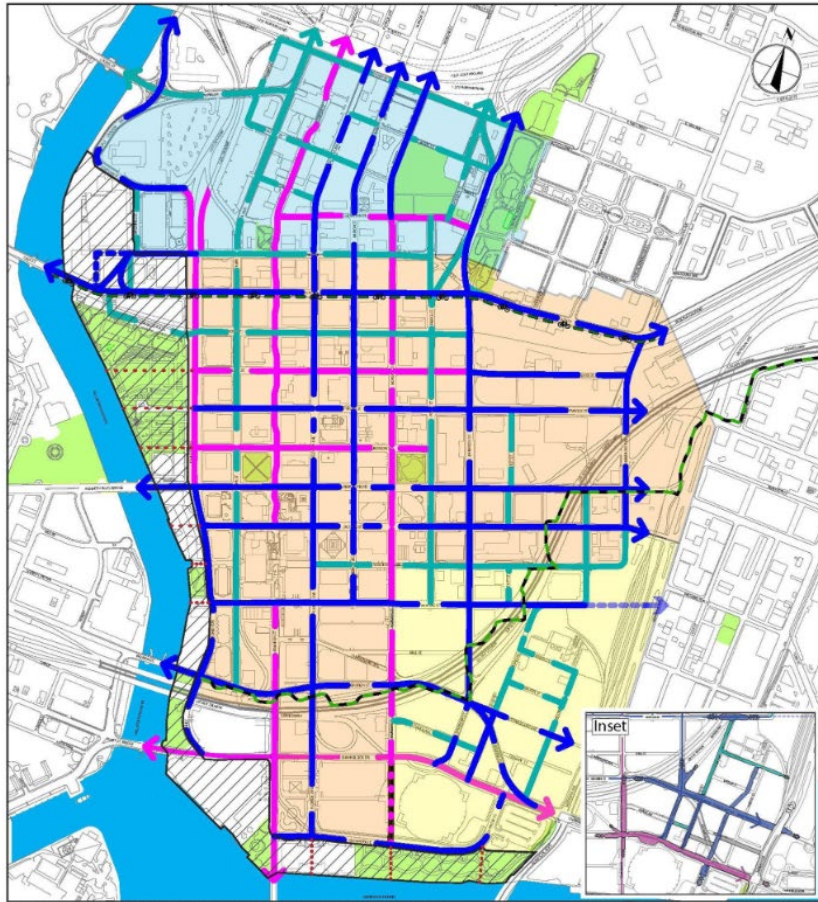
Article 3, Division 2, Subdivision 3, “Central Business District” (Amendment #23-11)

Proposal Updates the Central Business District (CBD) street typologies; increases pedestrian travelway on Type C streets from 4’ to 5’ in order to comply with new PROWAG and FDOT accessibility standards; modify concrete scoring pattern details on Type B streets.

Background Amend code to: reflect current street grid; comply with latest ADA guidance; improve constructability of streetscapes.

Article 3, Division 2, Subdivision 3, "Central Business District" (Amendment #23-11)

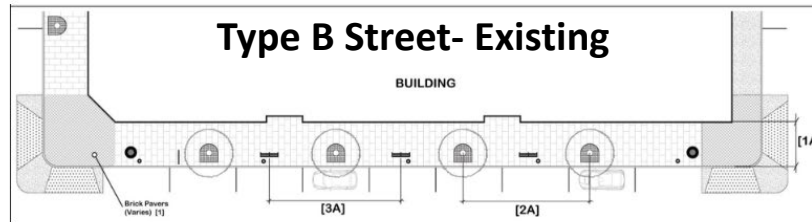
CBD 182



MAP CBD 182 STREETS, OVERLAYS, VIEW CORRIDORS

- | | | |
|--|--------------------|-------------------------|
| STREET TYPES | OVERLAYS | VIEW CORRIDORS |
| Type A (Special Pedestrian Streets) | Waterfront | Corridors |
| Type A (Elevated Special Pedestrian Street) | North Parking Zone | Cass Street Cycle Track |
| Type B (Transit & Mobility Priority Streets) | Core Parking Zone | Selmon Trail |
| Type C (Standard Pedestrian & Service Streets) | South Parking Zone | |
| Public/Private Shared Use Street | | |

Date: 4/12/2016

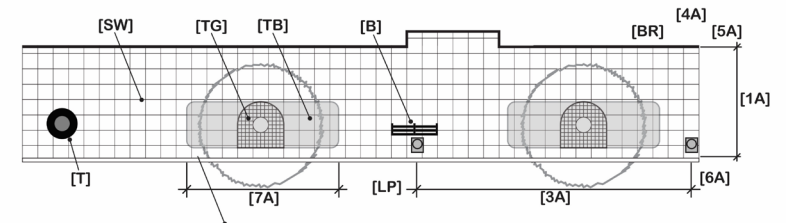
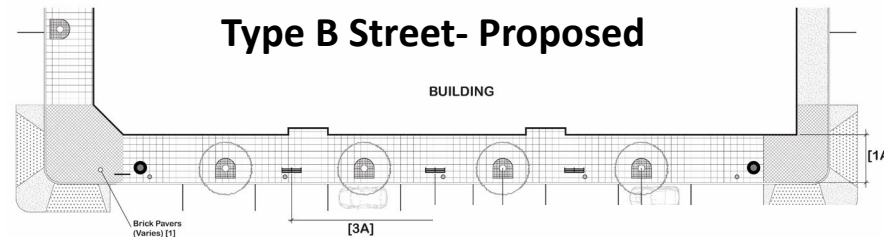
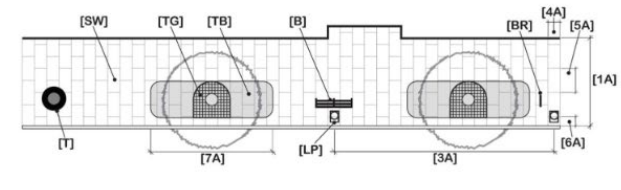


KEY

[B] Bench

[BR] Bike Rack

[LP] Lamp and Pole



Article 3, Division 2, Subdivision 3, “Central Business District” (Amendment #23-11)

TABLE 182.1 PUBLIC REALM ZONE [1-10]:

Requirements. The Public Realm Zone consists of the portions of the street and adjacent development parcel between the existing back of curb (or edge of pavement if no curb exists) and the front (vertical plane) of buildings.

| STREET TYPE/ORDER [3] | DESCRIPTION | SUB-ZONES [3] (MIN. DIMENSIONS) | | | | TOTAL MIN. WIDTH [5X] | PUBLIC REALM ZONE GRAPHIC |
|-----------------------|---|---------------------------------|--------------------------|----------------------------|---------------|------------------------------|---------------------------|
| | | CURBSIDE [1X] | FURNITURE/LANDSCAPE [2X] | WALKWAY [3X] [4] | FRONTAGE [4X] | | |
| A | SPECIAL PEDESTRIAN STREETS: Formal, axial connections between river, special civic places, districts within Center City and to surrounding urban villages and neighborhoods; high activity level building frontages required [see Tables 183.1A and B]; streetscapes have highest level of design detail, with public amenities such as enhanced lighting, street furniture, and specialized paving. | 2' | 7' | 9' | 2' | 20' | |
| B | TRANSIT & MOBILITY PRIORITY STREETS: Provide for increased multi-modal access to and through Center City; moderate to high activity level building frontages required [see Tables 183.1A-C]; streetscapes have moderate to high level design detail, with mix of standard and enhanced public amenities. | 16" | 6' | 5'8" | 2' | 15' | |
| C | STANDARD PEDESTRIAN & SERVICE STREETS: Local service streets within Center City grid; serve adjacent buildings with primary vehicular and service access, loading areas, typical "back of house" activities; low activity level building frontages permitted [see Tables 183.1D and E]; basic/standard pedestrian features. | - | 6' | 4' 5' | - | 10' 11' | |

Refer to TABLES 182.1A-182.1D for Public Realm Zone layout, dimensional, placement, and component standards, and all Table Notes below.

Sections 27-91, 27-211, 27-231, 27-271, 27-330 (Amendment #23-12)

Proposal

This amendment adds language to chapter 27 to make it abundantly clear that, where there is conflict in the code, the more restrictive standards apply.

Background

This language is already in sections 27-330 and 1- 29 of the Code (for general purposes), and sections 27-240, 27-241, 27-242, and 27-243 (for specific overlays); however, the July 2023 cycle amendments would strengthen existing language and add it to the other sections as well.

Sections 27-91, 27-211, 27-231, 27-271, 27-330 (Amendment #23-12)

Add specific language to the code to clarify that the requirements of specific design guidelines take precedence over the general zoning requirements in the event of a conflict:

In the event of a conflict between the specific overlay standards for a distinct geographic area in which a property is located and the provisions of this chapter, the more restrictive standards shall apply.

Section 27-91 – Ybor City Historic District

Section 27-211 – Seminole Heights

Section 27-271 – Authority to establish technical standards

Sections 27-272 through 275 codify the Design Standards for Tampa Heights Historic District, Seminole Heights Historic District, Hyde Park Historic District, Ybor City Historic District

Section 27-150 (Amendment #23-13)

Proposal

This amendment adds language specifying that a rezoning ordinance is deemed automatically withdrawn when a CPA is not approved.

Background

Some rezonings are not consistent with the Comprehensive Plan and require a Comprehensive Plan amendment that is run concurrently with the rezoning. In these situations, staff reviews the application in good faith; however, the Comprehensive Plan amendment must be heard and approved prior to City Council acting on the rezoning. The code does not provide direction on how to process a pending rezoning case when the companion Comprehensive Plan amendment is denied, which can cause confusion with the public.

Section 27-21 “Consistency Matrix, Table 4-2” (Amendment #23-14)

Proposal

Row 3 of the footnotes section in the consistency matrix references the “**2015 comprehensive plan.**” The text change would just reference the “**adopted comprehensive plan**” as it does elsewhere in the code.

Background

This is a cleanup and updating of text to reference the most currently adopted documents. Using the term “comprehensive plan” without any numerical or year identifiers avoids the need to update the LDC every time a new comprehensive plan is adopted.

Version: **MAY 10, 2023 (CURRENT)**

YBOR TAMPA TOURISM MARKETING DISTRICT

Chapter 25 - TRANSPORTATION

Use individual ordinances

Chapter 26 - UTILITIES

Chapter 26.5 - EQUAL BUSINESS OPPORTUNITY PROGRAM

Chapter 27 - ZONING AND LAND DEVELOPMENT

▼ ARTICLE I. - GENERAL PROVISIONS

- DIVISION 1. - IN GENERAL
- DIVISION 2. - LAND DEVELOPMENT CODE AND APPLICABILITY
- ▼ DIVISION 3. - PLANNING DISTRICTS, CONSISTENCY MATRIX, AND ZONING ATLAS

Sec. 27-20. - Planning districts.

Sec. 27-21. - Consistency matrix.

Sec. 27-22. - Division of city into zoning districts; identification in official zoning atlas.

Sec. 27-23. - Official zoning atlas—Adoption.

Sec. 27-24. - Same—Inset maps.

Sec. 27-25. - Same—Other supplements.

Sec. 27-26. - District regulations extend to all portions of districts surrounded by boundaries.

Sec. 27-27. - Rules where there is uncertainty as to boundaries.

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|---|---|------------------------------|---|---|---|---|---|---|---|---|
| UMU-60 | | | | | • | • | X | X | X | X | X | X | X | X | X | X | X | X | | | | | 1, 3 —7, 9 | | | | | | | | |
| RMU 100 | | | | | • | • | • | • | • | X | X | X | X | X | X | X | X | X | X | | X | | X | X | | | | | | | |
| GMU | | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | X | | 2, 4, 5, 6, 7, 8, 9 | | | | | | | | |
| CC-35 | | | | | • | • | • | • | • | | | | X | X | X | X | X | X | X | | | | 6, 7, 9 | • | • | • | X | X | X | X | X |
| M-AP | | | | | | | | | | | | | | | X | X | | | | | X | | | | | | | | | | |
| LI (1) | | | | | | | | | | | | | X | X | X | X | X | | | | X | X | 5, 6, 9 | | | | | | | | |
| HI (1) | | | | | | | | | | | | | X | X | X | X | X | | | | X | X | | | | | | | | | |
| TU-24 | | | | | X | X | X | X | X | X | | | X | X | X | X | X | X | | | X | | | | | | | | | | |
| R/OS | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | X | X | X | X | X | X | X | X | X | X | X |
| P/SP | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | X | X | X | X | X | X | X | X | X | X | |
| ESA | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | X | X | X | | | | | | | | |
| CBD | | | | | | | | | | | | | | | | | | | | | | X | | | | | | | | | |
| NMU-16 | | | | | | | | | | | | | X | X | X | | | | | | | | | | | | | | | | |
| NMU-24 | | | | | | | | | | | | | X | X | X | X | | | | | | | | | | | | | | | |
| NMU-35 | | | | | | | | | | | | | X | X | X | X | X | | X | | | | | | | | | | | | |

EXPAND

| | |
|-------|---|
| X | Consistent. |
| Blank | Not consistent. |
| • | Consistent with the land use plan category, however, pursuant to the goals, objectives and policies of the Tampa Comprehensive Plan 2015 , rezonings to this classification are discouraged. |
| (1) | All residential uses are prohibited pursuant to the Tampa Comprehensive Plan. |
| (2) | Locational criteria for neighborhood serving commercial uses (CN, RO, RO-1, PD) restricts these uses to specific geographic areas. Please refer to the Tampa Comprehensive Plan. |
| (3) | No increases in density with site plan nor performance standards are permitted in these categories (i.e., R-3, R-6). |

Sections 27-287.25 & 19-58 (Enforcement of Hazardous Trees) (Amendment #23-15)

Proposal

Add language to Chapter 27 to streamline the process and ensure that dangerous trees are removed in a timely manner.

Background

Currently, Neighborhood Enhancement is the agency granted authority to issue a citation for a dangerous tree, as determined by Natural Resources staff. This amendment will allow for the Natural Resources, primarily the Construction Services Team, to issue citations directly, without having to include Neighborhood Enhancement.

Sections 27-287.25 & 19-58 (Enforcement of Hazardous Trees) (Amendment #23-15)

Proposed Language:

Sec 27-287

(3) Unlawful to allow a dangerous tree to remain on property.

(a) It is unlawful for a property owner to allow any tree, or any part thereof, to remain on the property, that has been evaluated and deemed "dangerous," as defined in section 19-3, by the natural resources coordinator, urban forestry coordinator, or respective designee(s).

(b) When a property owner has been issued a notice of violation for a dangerous tree under this section, and the cause of the condition rendering the tree "dangerous" is not a result of a violation of Chapter 27, Article VI, Division 4, the tree removal permit requirements set forth therein, will be waived, and the notice of violation will act as the permit.

Add to Section 27-43. Definitions:

Dangerous tree: Any tree that rates "severe" **(D9 or worse)** for failure potential with a "constant-use" for target rating on the city's tree condition and risk evaluation form (refer to section 27-284.1.1(d)), relative to its location, species, condition, risk assessment, and size.

Section 27-283.11 “Vehicle Parking” (Amendment #23-16)

Proposal

Amending the language to limit the size, height, width and weight of commercial vehicles in residential areas, which in turn will create safer streets and further the goals on the City in relationship to Vision Zero.

Background

The City amended its Code in August 2022 to allow for the parking of commercial vehicles on residential lots and in the right-of-way directly in front of the residence where the person who drove the commercial vehicle lives. The unintended consequence has been a rise in complaints on tow trucks, wreckers and semi-truck cabs being parked on local streets.

Section 27-283.11 “Vehicle Parking” (Amendment #23-16)



Acceptable



Not Acceptable



Section 27-149 “Public notice requirements for land development decisions and text amendments to the Land Development Code” (Good Neighbor Notice) (Amendment #23-17)

Proposal

Amending the language to expand the notice area from 250’ to 300’ and require a notice of filing for hearings before City Council.

Background

Development Coordination presented proposed changes to City Council to improve neighborhood notice.

Section 27-149 “Public notice requirements for land development decisions and text amendments to the Land Development Code” (Amendment #23-17)

Proposed Language

Sec 27-149

b. *Good Neighbor Notice for Participating neighbors.* The applicant shall mail notice to each owners of real property located within ~~two hundred fifty (250)~~ **three hundred (300)** feet of the subject property in all directions from the subject property line, including roads or streets, as listed in the most current ad valorem tax rolls ("participating neighbors"). This notice shall be mailed by "certificate of mailing" through the United States Post Office to the participating neighbors. Notice shall be mailed to the mailing address listed, if available, for the participating neighbors on the most current ad valorem tax rolls (per subsection 27-149(c)(3)(b) below).

Section 27-199, Table 19-2 “Channel District” (Amendment #23-18)

Proposal

Increase maximum height in CD-1 zoning from 60’ to 175’ to match CD-2 zoning. Due to recent changes in the CBD periphery bonus area, allowable densities in the Channel District have increased and the 60’ maximum height makes it impossible to build up to the current allowable density. Additionally, City Council routinely approves rezonings from CD-1 to PD with heights far greater than 60’. This amendment will codify the development size and scale of recent projects.

Background

This amendment was the outcome of a council motion and subsequent staff workshop to examine the possibility of extending the Central Business District (CBD) boundary east to Channelside Drive. Due to recent changes to the bonus structure and comprehensive plan, recent projects in the Channel District match the scale and intensity of projects in the CBD. The council motion examined the feasibility of subsuming much of the Channel District zoning into the CBD zoning.

Section 27-199, Table 19-2 “Channel District” (Amendment #23-18)

Proposed Change

Table 19-2

SCHEDULE OF DIMENSIONAL REGULATIONS

EXPAND

| | CD-1 | CD-2 |
|--------------------------------------|--------------------------------|------------------------|
| Yard Dimensional Ranges: | | |
| Mandatory Front Yard ^{1,5} | | |
| 11th Street: | 5 feet | 5 feet |
| 12th Street: | 5 feet | 5 feet |
| Channelside Drive: | 10—15 feet | 10—15 feet |
| Kennedy Boulevard: | 5—10 feet | 5—10 feet |
| Minimum Side Yard | 0 feet | 0 feet |
| Minimum Rear Yard | 0 feet | 0 feet |
| Mandatory Corner Yard ^{2,5} | 0 feet | 10 feet |
| 11th Street: | 5 feet | 5 feet |
| 12th Street: | 5 feet | 5 feet |
| Channelside Drive: | 15 feet | 15 feet |
| Kennedy Boulevard: | 5—10 feet | 5—10 feet |
| Maximum Height (ft.) | 60 175 ³ | 175 ³ |
| Maximum F.A.R. | 3.5 | 3.5 ⁴ |
| Maximum density | Per Comprehensive Plan | Per Comprehensive Plan |

Table 19-2 Notes:

¹ Front yards set at zero (0) feet for all other streets.

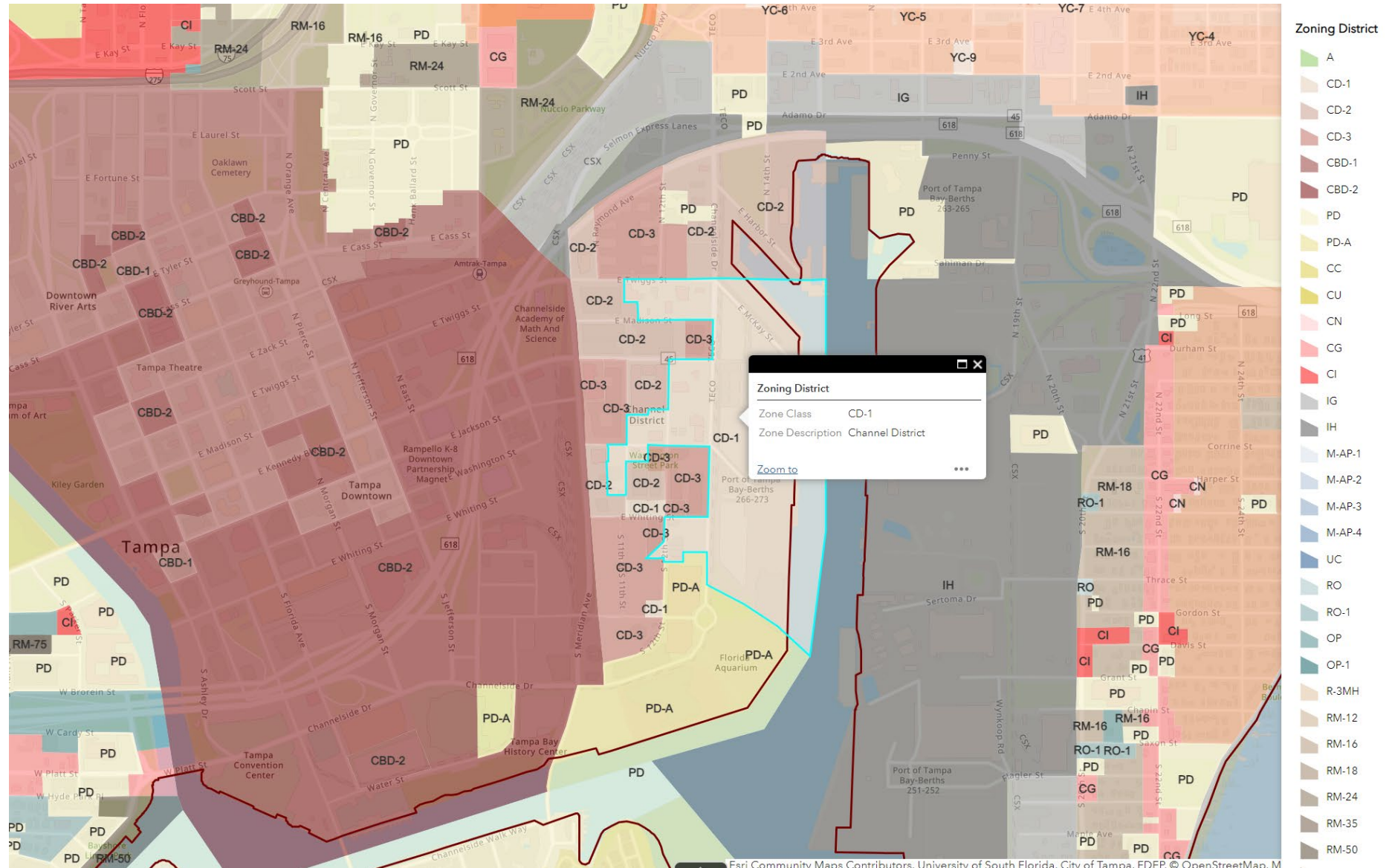
² Corner yards set at zero (0) feet for all other streets.

³ Building height may be considered above one hundred seventy-five (175) feet up to the maximum height as prescribed by the HCAA/FAA and as approved by city council. For each ten (10) feet of building height above sixty (60) feet, the required yards shall be increased by a minimum of one (1) foot.

⁴ Bonus density/intensity (FAR) considered above 3.5, pursuant to requirements of [section 27-140](#), and as approved by city council.

⁵ Arcades may be set at zero (0) feet for any yard adjacent to a public street.

Section 27-199, Table 19-2 “Channel District” (Amendment #23-18)



Section 27-199, Table 19-2 “Channel District” (Amendment #23-18)

Table: Approved CD-2 rezonings since 2020

| Case | Approved Height | Max. Height Permitted by CD-1 zoning |
|------------------------------------|-----------------|--------------------------------------|
| REZ-20-47 (1237 E. Twiggs St) | 175 feet | 60 feet |
| REZ-22-114 (940 Channelside Drive) | 350 feet | 60 feet |
| REZ-22-85 (1242 Channelside Drive) | 400 feet | 60 feet |
| REZ-23-26 (1236 Channelside Drive) | 298 feet | 60 feet |

Note: Additional permit from FAA/HCAA required to exceed 130 feet.

Section 27-199, Table 19-2 “Channel District” (Amendment #23-18)



Section 27-199, Table 19-2 “Channel District” (Amendment #23-18)



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.

Q & A

THANK YOU