

Exhibit A: Text Amendment Summary Sheet
Amendment 23-11

Section

Article 3, Division 2, Subdivision 3, "Central Business District"

Amendment Cycle

July 2023

Originator & Contact Information

Andy Mikulski, Senior Planning Coordinator
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Purpose and Background

The purpose of this amendment is to make minor modifications to the Central Business District portion of the Code to update a map, make the standard sidewalk design more accessible, and address a constructability issue with the sidewalk design detail.

Policy Objective & Interpretation

Street Typologies Map: This amendment updates the Central Business District (CBD) street typologies map to reflect new roadways added to street network (Water Street) as well future street connections (North Downtown).

Public Realm Standards: The clear pedestrian travelway required on Type C streets will be increased from 4' to 5' to conform with the latest Public Right of Way ADA Accessibility Guidance (PROWAG) and FDOT ADA accessibility requirements.

Design Standard: This amendment will also modify concrete scoring pattern details on Type B streets from a 2' x 3' running bond to a 2' x 2' grid. The existing running bond pattern is difficult to construct properly, especially along curved sections of roadway, and complicates long term maintenance as it is difficult to remove and install concrete in a running bond pattern. The 2' x 2' grid has already been used as an alternative on several projects with positive feedback. This will codify the updated standard.

Public Involvement and Meeting Summary

Staff is proposing to schedule this public work session in September 2023.

Questions and Answers

There were no questions about this amendment.

**Exhibit B: Text Amendment Summary Sheet
Amendment 23-12**

Section

Secs 27-91, 27-211, 27-231, 27-271, 27-330

Amendment Cycle

July 2023

Originator & Contact Information

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Purpose and Background

Section 27-330 of the City Code states that, where there is a conflict with Chapter 27 of the code and other provisions of local ordinance or regulation, the higher standards will govern. Design guidelines for Tampa's local Historic Districts are established in Division 4, Article V of Chapter 27. However, the conflict language in Section 27-330 is not explicitly provided in the language relating to district guidelines nor in the establishment of the Historic Districts. Staff is recommending this language be added to the code to make it abundantly clear that, in the event of a conflict with the underlying land development code and the guidelines and requirements for the City's historic districts, the historic district requirements will govern. This change is consistent with the longstanding interpretation that Historic District requirements take precedence over the general zoning code.

Policy Objective & Interpretation

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

Public Involvement and Meeting Summary

Staff is proposing to schedule this public information meeting in September 2023.

Questions and Answers

There were no questions about this amendment.

Exhibit C: Text Amendment Summary Sheet
Amendment 23-13

Section

Secs 27-150

Amendment Cycle

July 2023

Originator & Contact Information

Dana Crosby Collier, Senior Assistant City Attorney II
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Purpose and Background

The Comprehensive Plan establishes the maximum density and intensity of development in the City and enables the more specific regulations set in the Land Development Code. Pursuant to state law, all rezonings must be consistent with the Comprehensive Plan. From time to time, applicants will submit rezoning applications that are not consistent with the Comprehensive Plan, with the intent of pursuing a Comprehensive Plan amendment (CPA) on the site concurrently with the processing of the rezoning. In these situations, staff reviews the application in good faith under the assumption that the Comprehensive Plan amendment must be heard and approved prior to City Council acting on the rezoning. The code does not provide direction as to the disposition of a pending rezoning application when a companion Comprehensive Plan amendment is denied. This amendment seeks to trigger an automatic withdrawal of a rezoning ordinance when a companion Comprehensive Plan amendment is not approved.

Policy Objective & Interpretation

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

Public Involvement and Meeting Summary

Staff is proposing to schedule this public information meeting in September 2023.

Questions and Answers

There were no questions about this amendment.

**Exhibit D: Text Amendment Summary Sheet
Amendment 23-14**

Section

27-21 "Consistency Matrix, Table 4-2, footnote in row 3

Amendment Cycle

July 2023

Originator & Contact Information

LaChone Dock, Zoning Supervisor, Development & Growth Management
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Purpose and 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.

Policy Objective & Interpretation

Row 3 of the footnotes section in the consistency matrix references the "2015 Comprehensive Plan," which is no longer in effect. The language would be modified to the "adopted Comprehensive Plan" as it does elsewhere in the code.

Public Involvement and Meeting Summary

Staff is proposing to schedule this public information meeting in September 2023.

Questions and Answers

There were no questions about this amendment.

**Exhibit E: Text Amendment Summary Sheet
Amendment 23-15**

Section

27-287.25. "Enforcement authority; penalties; remedies."

19-58 "Unlawful to allow a dangerous tree to remain on property."

Amendment Cycle

July 2023

Originator & Contact Information

Eric Cotton, Zoning Administrator

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Purpose and Background

Currently, Neighborhood Enhancement is the entity within the City of Tampa government that is granted authority to issue a citation for a dangerous tree, as determined by Natural Resources staff. This amendment will allow for the Natural Resources staff within the Development & Growth Management Department, primarily the Construction Services Team, to issue citations directly.

Policy Objective & Interpretation

Adding the language to Chapter 27 will streamline the process and reduce delay in removal of dangerous trees.

Public Involvement and Meeting Summary

Staff is proposing to schedule this public information meeting in September 2023.

Questions and Answers

There were no questions about this amendment.

**Exhibit F: Text Amendment Summary Sheet
Amendment 23-16**

Section

27.283.11 "Vehicle Parking"

Amendment Cycle

July 2023

Originator & Contact Information

Eric Cotton, Zoning Administrator
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Purpose and Background

The code was amended 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 of the driver. The unintended consequence has been a rise in complaints about tow trucks, wreckers and semi-truck cabs being parked on local streets.

Policy Objective & Interpretation

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

Public Involvement and Meeting Summary

Staff is proposing to schedule this public information meeting in September 2023.

Questions and Answers

There were no questions about this amendment.

**Exhibit G: Text Amendment Summary Sheet
Amendment 23-17**

Section

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

Amendment Cycle

July 2023

Originator & Contact Information

Eric Cotton, Zoning Administrator
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Purpose and Background

Development Coordination presented proposed changes to City Council to improve neighborhood notice based on input from THAN.

Policy Objective & Interpretation

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

Public Involvement and Meeting Summary

The virtual public information meeting for this item is scheduled in September 2023.

Questions and Answers

Q: Will this apply citywide, or just within certain Overlay or Special Districts?

A: This will apply citywide.

**Exhibit H: Text Amendment Summary Sheet
Amendment 23-18**

Section 27-19, Table 19-2- “Increase maximum height in CD-1 zoning from 60’ to 175’ to be consistent with CD-2 zoning.”

Amendment Cycle

July 2023

Originator & Contact Information

Andy Mikulski, Senior Planning Coordinator
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Purpose and 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.

Policy Objective & Interpretation

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 waives the 60’ height maximum in CD-1; this amendment will codify the development size and scale of projects approved after the density increase was enacted.

Public Involvement and Meeting Summary

The virtual public information meeting for this item is scheduled in September 2023.

Questions and Answers

Q: How does structure height affect setbacks in the Channel District?

A: In CD-2 zoning, 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.

Q: How are infrastructure demands that come with increased density handled?

A: Infrastructure capacity and future infrastructure projects are aligned to support the maximum densities allowed by the Comprehensive Plan. Impact fees are also paid on a per unit basis.

Q: Is school capacity considered when approving new projects?

A: Yes. The Hillsborough County School Board is a reviewer on rezonings and projects greater than four units and will issue a consistency determination. Like all new residential units, school impact fees are assessed on

a per unit basis to offset the impact to the school system. Additional mitigation like providing land for new school sites is only required on very large projects like new master planned subdivisions. Additionally, Blake High School is the assigned school for the Channel District, and it is currently below capacity.