

WELCOME

Land Development Code Amendments
January 2024 Cycle – Proposed Conceptual Amendments
Public Information Meeting



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 January 2024 cycle to review five (5) 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- March 19, 2024 at 6:00 PM

Topics:

- **Amendment 24-1:** 27-156 Official schedule of district regulations; Table 4-1 Schedule of Permitted, Accessory, and Special Uses by District (modify the geographic areas where Accessory Dwelling Units (ADUs) are allowed as a Special Use-1)
- **Amendment 24-2:** Section 27-132 Regulations Governing Individual Special Uses (Amend Special Use Criteria for ADUs)
- **Amendment 24-4:** Section 27-100 Compliance with Certificates of Appropriateness; Section 27-117 Compliance with Certificates of Appropriateness; Section 27-326 Violations (fines for irreparable damage to contributing historic structure)
- **Amendment 24-5:** Section 27-159 Permitted Projections into Required Yards
- **Amendment 24-6:** Section 27-177 & 27-178, creation of 27-179; Changes to improve the safety and security of parking lots in Ybor City, concerning personnel requirements and explain its enforcement

Land Development Code (LDC) Amendments

Publicly-initiated amendments – City Council & Zoning Administrator.

Processed in two cycles per year.

Current Cycle: January 2024

- 5 amendments proposed by Zoning Administrator & City Planning staff

LDC Amendments January 2024 Cycle

Tentative Processing Schedule

Date or Tentative Milestone	Activity
February 2024	Council Workshop on Conceptual Amendments
March 2024	Virtual Public Information Meeting(s) March 19, 6:00 pm
March-April 2024	Public Comment Period
April 2024	Transmit Final Draft Language and Public Comments to City Council. Council approves Final Draft Language and transmits to the Planning Commission for processing.
May 2024	Planning Commission Briefing
June 2024	Planning Commission Public Hearing City Council First Reading
July 2024	City Council Second Reading

January 2024 Cycle: Proposed LDC Amendments

Request Number	Code Sections	Description	Originator
24-1	27-156	Modify the geographic areas where Accessory Dwelling Units (ADUs) are allowed as a Special Use-1	Andy Mikulski, Senior Planning Coordinator
24-2	27-132	Regulations Governing Individual Special Uses (Amend Special Use Criteria for ADUs)	Andy Mikulski, Senior Planning Coordinator Eric Cotton, Zoning Administrator
24-4	27-100 27-117	Fines for irreparable damage to contributing historic structure	Dana Crosby Collier, Senior Assistant City Attorney II
24-5	27-159	Permitted Projections into Required Yards; amend to comply with intent of previous amendment	Eric Cotton, Zoning Administrator
24-6	27-177 & 27-178	Changes to improve the safety and security of parking lots in Ybor City, concerning personnel requirements and explain its enforcement	Eric Cotton, Zoning Administrator

**Section 27-156 Official schedule of district regulations &
Table 4-1 Schedule of Permitted, Accessory, and Special
Uses by District (Amendment #24-1)**

Proposal: This amendment is **expanding the allowable ADU Special Use-1 areas** to include additional neighborhoods.

Background: The purpose of this amendment is to modify the geographic areas where Accessory Dwelling Units (ADUs) are allowed as a Special Use-1, based on feedback from City Council and the public.

ADU Outreach

Spring 2023 Online Survey to identify high response & high support areas

February 7, 2023 – East Tampa CRA Community Advisory Committee

February 7, 2023 – Davis Islands Civic Association Board

February 27, 2023 – Hyde Park Neighborhoods

January 8, 2024 – Wellswood Civic Association

January 16, 2023 – South Seminole Heights

January 18, 2024 – Lowry Park Central

January 23, 2024 – Old Seminole Heights

January 29, 2024 – Temple Crest, SE Seminole Heights, Woodland Terrace

February 12, 2024 – Armenia Gardens Estates, Armenia Terrace, Riverbend

February 22, 2024 – Sulphur Springs

February 22, 2024 – City Council Text Amendment Workshop

March 12, 2024 – Riverside Heights & Ridgewood Park

Section 27-132 Regulations Governing Individual Special Uses (Amendment #24-2)

Proposal:

This amendment will modify the conditions of approval for the Accessory Dwelling Unit special use permit:

1. Allow a maximum of 2 unrelated occupants in an ADU (currently limited to a maximum of 2);
2. Allow owner to reside anywhere on-site (owner currently must reside in the primary residence); and
3. Allow an ADU to be created in a legal nonconforming structure, or a structure made conforming as the result of a variance (currently prohibited).

Background:

The purpose of this amendment is to amend the Special Use criteria for Accessory Dwelling Units based on feedback from the public and from City Council. Areas were identified based on high interest and high support for Accessory Dwelling Units. Public outreach with individual neighborhoods has occurred over the last year.

Sections 27-100 & 27-117 Compliance with Certificates of Appropriateness (Amendment #24-4)

Proposal: Amend Sections 27-100 & 27-112 to allow the code enforcement board or special magistrate to impose a \$15,000 fine in those cases where a person intentionally or willfully, or by negligence of action, causes substantial and irreparable damage to a contributing historic building, site, structure, or object.

Background: Section 162.09, Florida Statutes, allows cities to authorize its code enforcement board or special magistrate to impose a code enforcement fine of \$15,000 per where the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. Such language must be included in the City's code.

Sections 27-159 Permitted Projections into Required Yards (Amendment #24-5)

Proposal: This amendment removes the requirement for a Design Exception or Variance to allow front porches to encroach into the required front yard which was the intent of the 2021 code amendment.

Background: Previous to the 2021 land development code update, front porches encroachments into the required front yard were only allowed in the RS-50 and RM zoning districts, and required a Design Exception or Variance. The 2021 code update sought to *“create consistency in the standard by allowing front porch projections in all residential zoning districts, to include planned developments”* and remove the Design Exception/Variance requirement in order to encourage front porches on new and existing structures. The two code sections requiring a Design Exception or Variance were never stricken from the code as intended.

Sections 27-177 Historic District Established & 27-178 Alternative Parking Requirements; creation of 27-179 (Amendment #24-6)

Proposal:
security of


The intent of this amendment is to improve the safety and parking lots in Ybor City by:

- Reclassifying “Parking- Principal Use” from a permitted use in YC-5/YC-6 to a “Special Use 2” in those district (requires City Council approval)
- Updating signage requirements
- Creating unified buffering requirements, regardless of the lot size
- Eliminating landscape requirements from paid parking lots
- Requiring operational plans (require “uniformed private security officer licensed by the State of Florida”; posted hours of operation; securing lot once closed)

Background:

This amendment is a response to council motion CM22-77484 for Staff to report on any recommended changes to improve the safety and security of parking lots in Ybor City, as required under Section 27-178, and to specifically review Section 27- 178(c) concerning personnel requirements and explain its enforcement.

Next Steps



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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