

**Exhibit A: Text Amendment Summary Sheet
Amendment 24-1**

Section

27-156 Official schedule of district regulations

Table 4-1 Schedule of Permitted, Accessory, and Special Uses by District

Amendment Cycle

January 2024

Originator & Contact Information

Andy Mikulski, Senior Planning Coordinator

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Purpose and 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. Currently, Table 4-1 in Section 27-156 allows ADUs as a Special Use-1 only within a portion of the Lowry Park Central neighborhood, the Seminole Heights districts, the Tampa Heights Overlay District, the East Tampa Overlay District, and the Neighborhood Mixed Use special districts. Over the last several years, the City has conducted extensive outreach and community engagement with neighborhoods to determine where additional areas should be considered. A recent online survey indicated strong interest and strong support for ADUs within the zip codes of 33603, 33604 and 33605. Staff has scheduled individual presentations with each registered neighborhood association within these zip codes.

Policy Objective & Interpretation

This amendment is expanding the allowable ADU Special Use-1 areas to include additional neighborhoods within the areas noted as "ADU Outreach Areas" on the following map.

Association Name	Wellswood
Contact/Neighborhood President	Tina Hurless
Location	Wellswood Civic Center, 4806 Wishart Blvd
Number of Attendees	13
Comments: <ul style="list-style-type: none"> Wellswood residents generally expressed support for expanding ADUs to their neighborhood. "People are interested," one resident said. "We're exploring and listening." Attendee agreed that piecemeal approach to introducing ADUs in the city is appropriate. Attendee asked about how existing illegal ADUs will be addressed. Concern raised about people renting out RVs. Attendee expressed that 950 square feet seemed large for an ADUs. General concerns related to parking, stormwater, dimensional requirements, and additional vehicles were raised. 	

Meeting Date & Time	January 16, 2024 at 6:30 pm (Association meeting)
Association Name	South Seminole Heights
Contact/Neighborhood President	Michelle Rice
Location	Seminole Heights Branch Library, 4711 N Central Ave
Number of Attendees	12
Comments: <ul style="list-style-type: none"> Attendees asked questions about the existing special use criteria and requirements. Attendee asked about how existing illegal ADUs/residential structures will be addressed. Attendee expressed concern with the lack of sidewalks and other infrastructure deficiencies. General concerns related to parking, stormwater, dimensional requirements, and additional vehicles were raised. Attendee suggested that the City should provide subsidy or grant to help people build ADUs. 	

Meeting Date & Time	January 18, 2024 at 6:30 pm (Association meeting)
Association Name	Lowry Park Central
Contact/Neighborhood President	Jessica Philips
Location	Tampa Salvation Army Church, 1100 W Sligh Ave
Number of Attendees	8
Comments: <ul style="list-style-type: none"> Residents were generally concerned about illegal structures, code enforcement and life safety issues. 	

Meeting Date & Time	January 23, 2024 at 6:30 pm (Association meeting)
Association Name	Old Seminole Heights
Contact/Neighborhood President	Tim Burke
Location	Seminole Heights Branch Library, 4711 N Central Ave
Number of Attendees	16
Comments:	

- Several questions about accessory structures being limited to 15% of the lot area.
- Several questions about how to convert existing non-conforming structures into ADUs
- There was interest in amending Seminole Heights regulations to match some of the Tampa Heights recently adopted regulations.
- Some neighbors said they would like to make it easier to build ADUs by relaxing dimensional standards and special use criteria.

Meeting Date & Time	January 29, 2024 at 6:30 pm (City-organized meeting)
Association Name	Temple Crest, Southeast Seminole & Woodland Terrace
Contact/Neighborhood President	Linda Wilcox & Jim McKay
Location	Seminole Heights Branch Library, 4711 N Central Ave
Number of Attendees	6
Comments:	<ul style="list-style-type: none"> • Questions about “Tiny Homes” and modular structures and how those relate to the ADU rules. • General questions about the rules and requirements.

Meeting Date & Time	February 12, 2024 at 6:30 pm (Association meeting)
Association Name	Armenia Gardens Estates
Contact/Neighborhood President	Linda Quinn
Location	Police Athletic League; 1924 W. Diana St, Tampa, FL 33604
Number of Attendees	TBD
Comments:	<ul style="list-style-type: none"> • Comments from this meeting will be provided in a future staff report.

Meeting Date & Time	February 22, 2024 at 6:30 pm (Association meeting)
Association Name	Sulphur Springs
Contact/Neighborhood President	Norma Robinson & Charlie Adams
Location	Spring Hill Community Center, 1000 E. Eskimo Ave
Number of Attendees	TBD
Comments:	<ul style="list-style-type: none"> • Comments from this meeting will be provided in a future staff report.

Meeting Date & Time	TBD (City-organized meeting)
Association Name	Riverside Heights & Ridgewood Park
Contact/Neighborhood President	Fred Henry (Riverside Heights) & Katy Alderman (Ridgewood Park)
Location	TBD
Number of Attendees	TBD
Comments:	<ul style="list-style-type: none"> • Comments from this meeting will be provided in a future staff report.

A Public Information Meeting for the January 2024 Cycle will be held in March. Questions and answers from this meeting will be summarized in an April staff report.

A final map with the new recommended boundaries will be provided to City Council with the final proposed code language in the April staff report.

DRAFT

**Exhibit B: Text Amendment Summary Sheet
Amendment 24-2**

Section

27-132 Regulations Governing Individual Special Uses

Amendment Cycle

January 2024

Originator & Contact Information

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Purpose and Background

The purpose of this amendment is to amend the Special Use criteria for Accessory Dwelling Units based on feedback from City Council and the public. Accessory Dwelling Units are permitted as a Special Use-1 within limited areas of the city, subject to regulations to limit impact and protect neighborhood character. Public notice requirements must also be met.

Policy Objective & Interpretation

This amendment will modify the special use requirements for Accessory Dwelling Units to make three changes:

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).

Public Involvement and Meeting Summary

Staff is proposing to schedule this public information meeting in March 2024.

Questions and Answers

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

**Exhibit D: Text Amendment Summary Sheet
Amendment 24-4**

Section

27-100 Compliance with certificates of appropriateness.
27-117 Compliance with certificates of appropriateness.
27-326 Violations

Amendment Cycle

January 2024

Originator & Contact Information

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

In accordance with the Historic Preservation regulations in the City Code, a contributing building, site, structure, or object is that which adds to the historic architectural qualities, historic associations, or archaeological values for which a property is significant. Such structures are important to the historic fabric of the City of Tampa and their preservation and maintenance is required. Once a historic structure or building is demolished, it is irreparable. Section 162.09, Florida Statutes, allows cities to impose a code enforcement fine of up to \$15,000 per violation, in addition to other fines, if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. However, in order to be imposed this language must be included in the City's code. Staff is proposing to amend the code to specify that the statutorily authorized fines for such demolition may be imposed where applicable.

Policy Objective & Interpretation

Amend Sections 27-100, 27-326 and 27-112 to add the option to impose the \$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 buildings, sites, structures, or objects.

Public Involvement and Meeting Summary

Staff is proposing to schedule this public information meeting in March 2024.

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 24-5**

Section

27-159 Permitted Projections into Required Yards

Amendment Cycle

January 2024

Originator & Contact Information

Eric Cotton, Zoning Administrator
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Purpose and 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. A 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.

Policy Objective & Interpretation

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

Public Involvement and Meeting Summary

Staff is proposing to schedule this public information meeting in March 2024.

Questions and Answers

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

**Exhibit F: Text Amendment Summary Sheet
Amendment 24-6**

Section

Section 27-177 & 27-178

Amendment Cycle

January 2024

Originator & Contact Information

Eric Cotton, Zoning Administrator
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Purpose and 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.

Policy Objective & Interpretation

The objective of this amendment is to improve the safety and security of 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
- Eliminating landscape requirements
- Creating unified buffering requirements, regardless of the lot size
- Requiring operational plans (require “uniformed private security officer licensed by the State of Florida”; posted hours of operation; securing lot once closed)

Public Involvement and Meeting Summary

Staff is proposing to schedule this public information meeting in March 2024.

Questions and Answers

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