



WELCOME

Land Development Code Amendments
July 2024 Cycle – Conceptual Amendments
March 12, 2025 - Virtual Public Meeting





Land Development Code (LDC) Amendments

Publicly-initiated amendments – City Council & Zoning Administrator.

Processed in two cycles per year.

Current Cycle: July 2024

- Five amendments requested by City Council
- Eight amendments proposed by Zoning Administrator & City Planning staff

Council Initiated Text Amendments

Code Sections	Description	Originator
Section 27-61. – Review	All petitions for review will go directly to City Council; eliminate hearing officer process.	City Council
Section 27-150. – Final decision by city council and withdrawal of application.	No longer allow for the zoning administrator to waive the resubmittal period for zoning cases after a denial	City Council
Section 27-156, Table 4-2, Footnote 8	Minimum setback for a garage	City Council
Section 27-283.10 Administrative variance of required parking spaces	Remove tandem parking reference	City Council
Section 27-283.17 – Residential parking standards	Creation of new section	City Council
Section 27-290, Diagram 6.2	Correct graphic to depict 18'	City Council

Section 27-61. - Review

- Proposal: That Staff be requested to revise section 27-61 related to petitions for review, to eliminate the review by a hearing officer, establishing City Council's review to be a de novo review, and bringing amendments back as part of the July cycle.
- Background: City Council made the above motion to streamline the process for a petition for review.



Section 27-150. Final decision by City Council and withdrawal of application.

- Proposal:** That Council moves to amend section 27-150 to remove the Zoning Administrator's ability to waive the 12-month waiting period for any reason. Further, that said amendment travel with the other 2024 July cycle code amendments.
- Background:** City Council made the above motion to eliminate the ability of an applicant to apply for a PD without having to wait the twelve-month process, even if the applicant addresses the reasons for City Council's denial.



Residential Parking

The next four amendments address issues relating to minimum driveway and garage standards.

Section 27-156, Table 4-2, Footnote 8

Proposal: Amend this section to ensure that driveway lengths maintain a minimum length of 18'

Background: Council wants to ensure that there is adequate space in a driveway for two cars to be parked.

Section 27-283.10

Proposal: Amend this section and move tandem parking to newly created 27-283.17

Background: Council indicated concern over tandem parking in a standard driveway

Section 27-283.17

Proposal: Create section to address residential parking requirements

Background: Council wants to ensure that there is adequate space in a driveway for two cars to be parked and if not, then have minimum standards for a garage or carport.

Section 27-290

Proposal: Amend the graphics to comply with the Code requirements (if adopted) and the note under (1)a.1.

Background: Council wants to ensure that there is adequate space in a driveway for two cars to be parked and if not, then have minimum standards for a garage or carport.

Staff initiated text amendments

Code Sections	Description	Originator
27-60 - Alternative design exception	Combine types and add notice	Eric Cotton, Zoning Administrator
27-71 Site plan requirements for special uses, design exceptions and variance review board	Create standards for site plans	Eric Cotton, Zoning Administrator
27-118 – Approvals by the ARC administrator	Denials by ARC administrator would be appealed to the ARC	Dana Crosby Collier, Senior Assistant City Attorney II
27-132 – Special use criteria.	Extended Family Residence	Eric Cotton, Zoning Administrator
27-156 - Official schedule of district regulations.	Elimination of Footnote 7 Table 4-2	Eric Cotton, Zoning Administrator
27-284.2.5 - Permit for grand tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review.	Utilize arborist report for tree removals	Eric Cotton, Zoning Administrator
27-284.3.3 - Landscaped area and tree planting requirements.	Use to use buffer	Eric Cotton, Zoning Administrator
27-290.6 - Air conditioning and pool equipment.	Generator setbacks/Electrical meter platforms	Eric Cotton, Zoning Administrator



Section 27-60. Alternative design exception.

Proposal: Amend this section to eliminate the two different categories of design exceptions, streamline the criteria and require notice for all design exception applications.

Background: Members of the public have appeared before City Council to discuss the processing of design exceptions. As a result, staff conducted meetings with the concerned residents and the development community. These changes are a result of those meetings.



Section 27-71. – Site plan requirements for administrative requests and variances.

Proposal: Create minimum standards for site plans that are submitted for administrative process and board and commission hearings.

Background: Chapter 27 does not specify minimum requirements for site plan submittal certain processes within the code. This section will provide said minimum standards such as lot dimensions, setbacks, tree locations, building footprints, etc.



Section 27-118. – Approvals by the ARC administrator

Proposal: Amend this section to have the denial of the ARC administrator be reviewed by the Architectural Review Commission.

Background: The Code currently has an administrative decision of the administrator being reviewed in accordance with section 27-61. This amendment would have the ARC be the reviewing body for the denial of the administrator.

Sections 27-132. – Special use criteria


Proposal: Amend Section 27-132 for the portion of the Code that addresses extended family residences.

Background: During the January cycle, City Council amended the Code to address nonconforming structures regarding accessory dwelling units, allowing ADUs to occupy nonconforming structures. This amendment would allow for extended family residences to do the same.

Section 27-156, Table 4-2, Footnote 7

Proposal: Remove this language from the Code.

Background: Footnote 7 allows for a reduction in the setbacks, without a variance or design exception, when preserving a grand tree or specimen tree. This language is very broad and has been used by some to construct larger structures. This amendment will require someone to apply for either a variance or design exception and justify the reduction in the required setbacks.



Section 27-284.2.5 - Permit for grand tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review.

Proposal: Amend the requirement that the corners of the proposed structures be staked onsite for a quasi-judicial hearing to remove a grand tree due to construction activity impact.

Background: City Natural Resources staff recommends utilizing the report submitted by an ISA Certified arborist.

Section 27-284.3.3 – Landscape area and tree planting requirements.

Proposal: Remove the requirement that single family residential provide a buffer from more intense uses.

Background: In 2022 a privately initiated text amendment amended this section and required that Group A uses provide a buffer to a more intensive use. That has resulted in the unintended consequence of single-family residential development having to provide a 15-foot buffer from a more intensive use. On smaller lots (50' x 100') where a residential use may be adjacent to an office use, for example, the buildable area for a single-family home would be reduced to 28' in width from 36' in width.



Section 27-290. – Air conditioning and pool equipment.

Proposal: Create minimum standards for the placement of generators and other similar equipment.

Background: Chapter 27 is silent on the placement of generators. An older interpretation by the Chief Building Official required generators to follow the same standards as air conditioning and pool equipment. This amendment would codify that requirement.

Next Steps



Date or Tentative Milestone	Activity
January 2025	Council Workshop on Conceptual Amendments
March 2025	Virtual Public Information Meeting(s) with draft language
March/April 2025	Public Comment Period
May 2025	Transmit Final Draft Language and Public Comments to City Council. Council approves Final Draft Language and transmits to the Planning Commission for processing.
June 2025	Planning Commission Briefing
July 2025	Planning Commission Public Hearing City Council First Reading
August 2025	City Council Second Reading

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 at the next workshop.

THANK YOU