

### 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,<br>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:

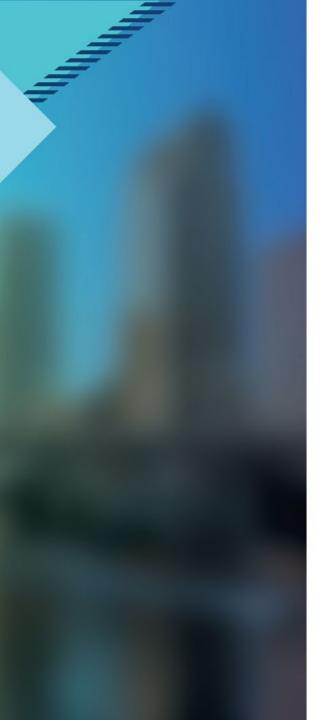
City Council made the above motion to eliminate the ability of an applicant to apply for a PD without having to wait the twelve-month process, even if the applicant addresses the reasons for City Council's

denial.



### **Residential Parking**

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



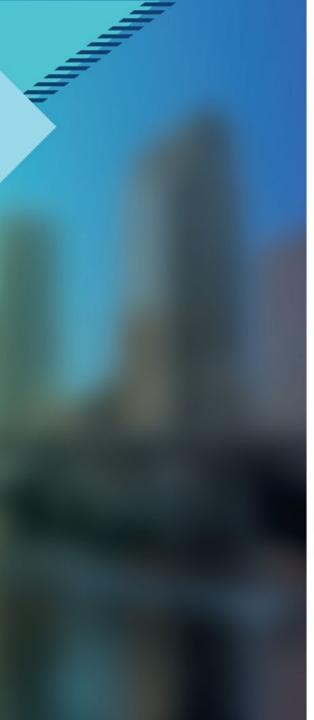
### Section 27-156, Table 4-2, Footnote 8

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.



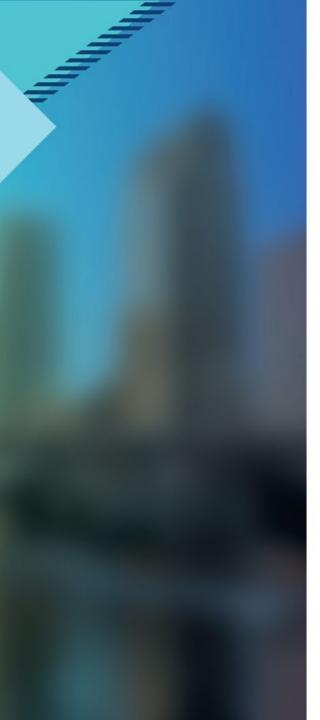
#### **Section 27-283.10**

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**

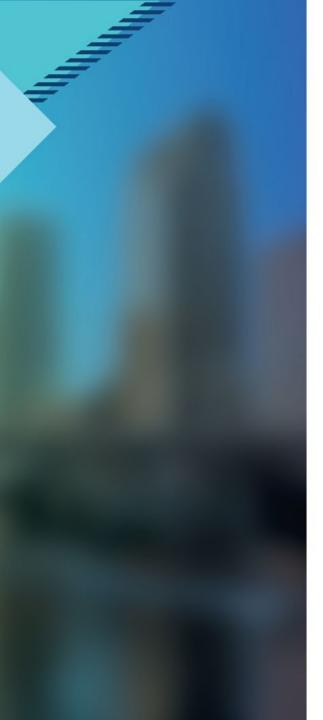
Proposal: Create section to address residential parking

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<br>Administrator                      |
| 27-118 – Approvals by the ARC administrator   | Denials by ARC administrator would be appealed to the ARC | Dana Crosby Collier, Senior<br>Assistant City Attorney II |
| 27-132 – Special use criteria.  | Extended Family Residence                                 | Eric Cotton, Zoning<br>Administrator                      |
| 27-156 - Official schedule of district regulations.   | Elimination of Footnote 7 Table 4-2                       | Eric Cotton, Zoning<br>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<br>Administrator                      |
| 27-284.3.3 - Landscaped area and tree planting requirements.  | Use to use buffer   | Eric Cotton, Zoning<br>Administrator                      |
| 27-290.6 - Air conditioning and pool equipment.   | Generator setbacks/Electrical meter platforms             | Eric Cotton, Zoning<br>Administrator                      |



### Section 27-60. Alternative design exception.

Proposal: Amend

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: F

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 <a href="mailto:TampaPlanning@tampagov.net">TampaPlanning@tampagov.net</a>
- 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