

# Land Development Code Amendments July 2025 Cycle-20251118\_232731UTC-Meeting Recording

November 18, 2025, 11:16PM

10m 35s

**EC** **Eric Cotton** 0:05

OK.

Can you all hear me now?

Hey, you see me?

Yay. But can you hear me?

Is the question. Oh great. OK.

So I'm gonna go run through the same thing I just ran through again.

I apologize.

I I have a feeling this is.

I don't have teams on my computer anymore, so I'm running off the version that was on my machine.

I'm gonna shut myself off because I look pale and I'm gonna bring back up my presentation.

So give me about two seconds.

And I'm going to go back through this process.

I just did such a great job speaking and nobody got to hear me or see me.

So let me share my screen.

Hey, now, can you all see the presentation starting with this one? I'm not going into presentation mode. So I think it'll be easier to just work it this way.

OK.

Great. OK.

So again, thank you all for joining us tonight.

I should have recorded this.

I could just hit play.

This is the 2025 July cycle. This was presented to City Council back in August and as part of that process we do 22 hearings per two cycles per year.

This is the second.

This is the July 2025 cycle, as I said, presented this to Council in.

In August, would we do these virtual public hearings?

We're only going to be doing this one public hearing.

In December and January.

The public has a chance to comment on.

The proposed concepts that we have, we do the final draft language and public comments, we'll provide that stuff to City Council. If Council approves the draft language and then goes to the Planning Commission for a briefing, then the Planning Commission public hearing probably in April where they make.

A recommendation to staff or the city or to the city, and in May and June we'll have first and second reading.

So Council council initiated initiated.

Amendments were just the one for the Channel District.

And that was to increase the height to what would be allowed under the Federal Aviation Authority and the Hillsborough County Aviation Authority.

Both of them would weigh into it and to increase the FA R from 3.5 up to 10.5 with bonus.

And that's only for the area between.

West of Channelside, east of Meridian to that strip. That's in between that area is basically not including the the cruise terminals. Those are currently zoned CD2, I believe.

Leave and those will remain at that Channel.

District zoning, zoning, designation.

The proposed text amendment would look like this.

It would just be amending amending these this section OF19-2 which would basically allow from the growing from the 175 feet to whatever the FAA would allow.

Again, this is a City Council proposed amendment.

Staff is initiating some some of the amendments.

Summary We're updating our subdivision regs.

We're proposing to eliminate the special streets.

Setbacks.

Remove electric vehicle capable spaces from chapter 27 and then add a definition and to the use table certified recovery residences.

So some of the changes that are being proposed, this will be the first comprehensive update to the subdivision regs since.

We took over the subdivision processing from the Planning Commission back in the 80s.

Some of the changes are as a result of changes to Florida Statute 177, which is the

state statute that regulates plotting and such.

They've.

They allow for expedited building permits for certain kinds of for a certain number of developments, but they go straight straight before you get your final plat approval.

You can start getting your building permits issued.

It does have some timelines, so we're going to follow the timelines that are established by statute. And we're also going to.

And put in timeline for both PPTS with their preliminary Platts and for PLNS which are the infrastructure requirements.

And.

The CDSO has a thing called zoning covenants where that is any of you who have ever done any multifamily development semi detached where you have a 50 by 120 foot light wide lot like in West Tampa zoned RM16 and you want to do Fe.

Simple.

Semi detached like the side by side townhomes.

Without the zoning covenant, you'd be required to rezone the property.

This would allow you to create a 25 by 120 foot lot and a 25 by 120 foot lot.

Sell them fee simple, but for zoning purposes, the lots are always combined into 11 zoning lot. That's 50 by 120. It allows you to do that because the minimum lot size in this city is not 25 by 120, it's usually 50 by 100.

So.

And we're also updating the Subdivision Handbook, which is a technical manual that is like the Bible for subdivision.

So that's going to be updated.

And utilized for the processing of of the subdivisions the special St. Setbacks.

We're proposing elimination of this entire section. This was done.

This was this has been in the code since the 50s when the original zoning code, Chapter 43 was adopted.

The goal of this?

We've talked to mobility because as there's so many more multimodal aspects of transportation than just increasing the width.

The capacity of roadways the concept is to allow for.

Other other uses there's there's instead of having instead of increasing a road from 2 lanes to four lanes, or two lanes to three lanes. You know, maybe we put in another bike lane or we encourage scooter parking or some other options that people can

have by removing the.

Special St. set back.

It's not anticipated that you'd have to.

You would expect he expected to increase the capacity of a roadway.

So that's the ultimate goal of that.

The state preempted us on parking regulations for EV for electric vehicles.

So we're just amending our code which we I think we put in our code about a year and a half ago, two years maybe.

Prior to this existing the previous Council.

Was a text amendment that was pushed by them. We put it into our code now because of the state, we're taking it back out and the last one we're doing is the certified recovery residence.

It's.

A concept that was pushed by the state.

It allows there's four different levels, ranging from a typical just a single family home where people live together and maybe they're in a 12 step process or whatever.

But there's they just function as a typical like a typical family would function.

To more of what we consider right now, professional residential treatment facilities where some more formalized process where people are receiving intensive inpatient or outpatient.

And counseling, because this would be a residency, would be inpatient counseling.

And that's basically our our proposal this year for this last go round of cycles, as I said in the my previous presentation that I guess we had nobody in the city as some of you all know is updating this entire zoning code.

There was a we hired a consultant and.

They're working on updating our code.

It'll be the first comprehensive update since 1984.

We've done a lot of.

Changes to different sections.

Sometimes there's they're incompatible with each other and leads to some harder interpretations by staff.

This is an effort to amend the code on a comprehensive basis and hopefully fingers crossed it'll be set for about two or three years before issues come up by either at the state or local level, where we would have to go through and do another amendment.

So with that, I'm going to end my presentation and.

And open it up for questions. If you could unmute yourself, which I don't think you can. If we can unmute you, if you raise your hand or if you just want to type in your comment into the chat box, we can respond to any questions you might have.

Neither Brian nor Darrell have any questions.

We can also call in any evening.

Let's see.

Brian is typing. Let's see.

You're welcome.

You're welcome.

Mr. Mcateer, who haven't talked to in ages. What's your can you. Can we unmute him, Mary?

**DM** **Derrill McAteer** 9:37  
Well.

**EC** **Eric Cotton** 9:38  
Oh, there we go.  
Go ahead, Darryl.

**DM** **Derrill McAteer** 9:43  
Oh, can you hear me?

**EC** **Eric Cotton** 9:44  
Yes, Sir.

**DM** **Derrill McAteer** 9:45  
OK, great.  
No, I just want to thank you for doing this and I'm in my vehicle actually, so.  
No. And a guy is flicking me off.  
That was fun.  
So anyway, thank you for presenting this and the guys just staying in the middle of the road drunk as a SIM anyway.  
Alright, thanks so much for doing this and keeping us informed. Thank you.

**EC** **Eric Cotton** 10:04

All right.

You're welcome.

Well, thank everybody for attending.

We appreciate it.

And if you have any questions, feel free to reach out.

And we'll talk.

We'll, I'm sure we'll this will be going to council.

So the Planning Commission in a few months, so we'll have a couple of we'll have some language posted to our web page in the near future.

So thanks Saul for attending and have a great night.

● stopped transcription