

A photograph of the Tampa skyline at sunset. Several skyscrapers are visible, including the Sun Life Tower with its distinctive yellow top and the blue-tinted Sun Life Tower. The sky is a mix of orange, pink, and blue. In the foreground, there are palm trees and a curved road.

Tampa LDC Assessment Public Forum

March 3, 2025



An aerial photograph of a city skyline, likely New York City, showing a mix of modern skyscrapers and older buildings. A river, possibly the Hudson River, is visible in the foreground. The sky is blue with scattered white clouds.

Overview of Presentation

- **Project Status:** The Clarion Team and Project Schedule
- **Land Development Code Assessment:**
 - Overall Structure and General Overview
 - Themes and Recommendations
- **Your Input:** Comments and Questions
- **Next Steps:** Incorporating Feedback and Drafting

Project Input

After this meeting, please visit the project website to download the LDC Assessment and complete the feedback form



Tampa Forward website

[Tampa.gov/TampaForward/](https://tampa.gov/TampaForward/)



LDC Assessment
Feedback Form

The Clarion Team

CLARION

Assisted by subconsultants with national expertise on issues important to the update: corridor planning and context sensitive regulations, mobility and transportation; public engagement, the law, and design

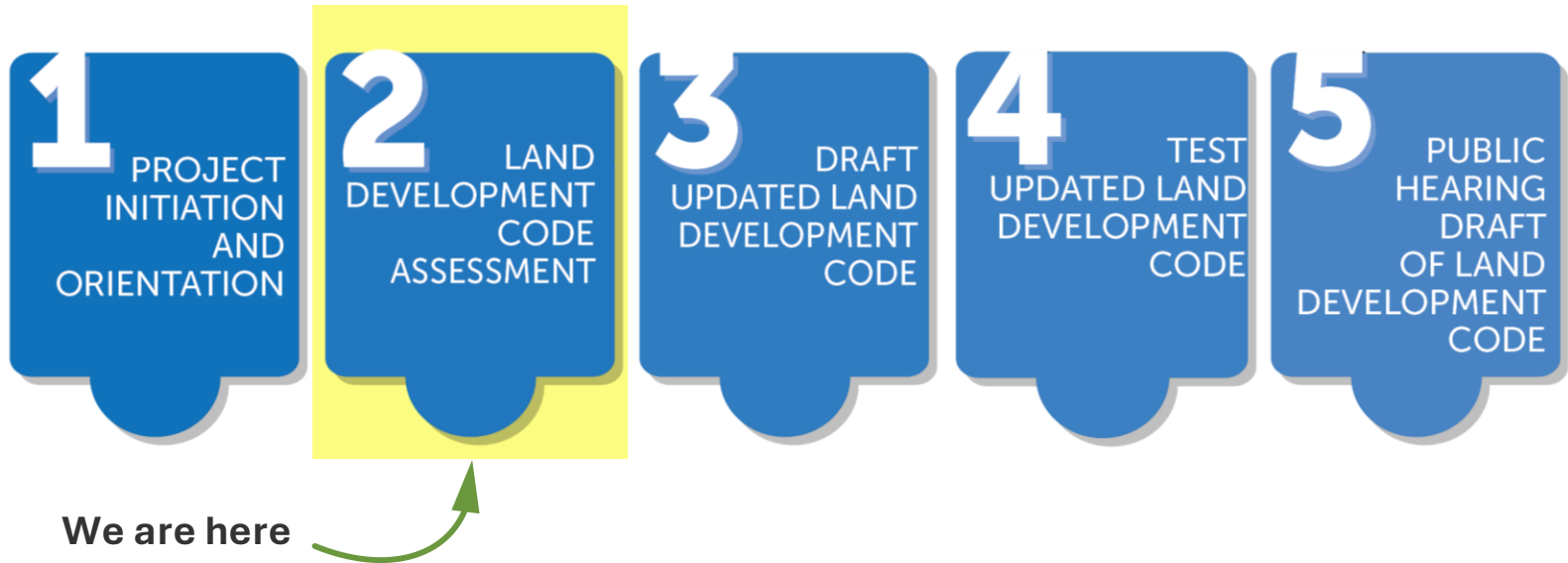
DOVER, KOHL & PARTNERS
town planning

 KITTELSON
& ASSOCIATES

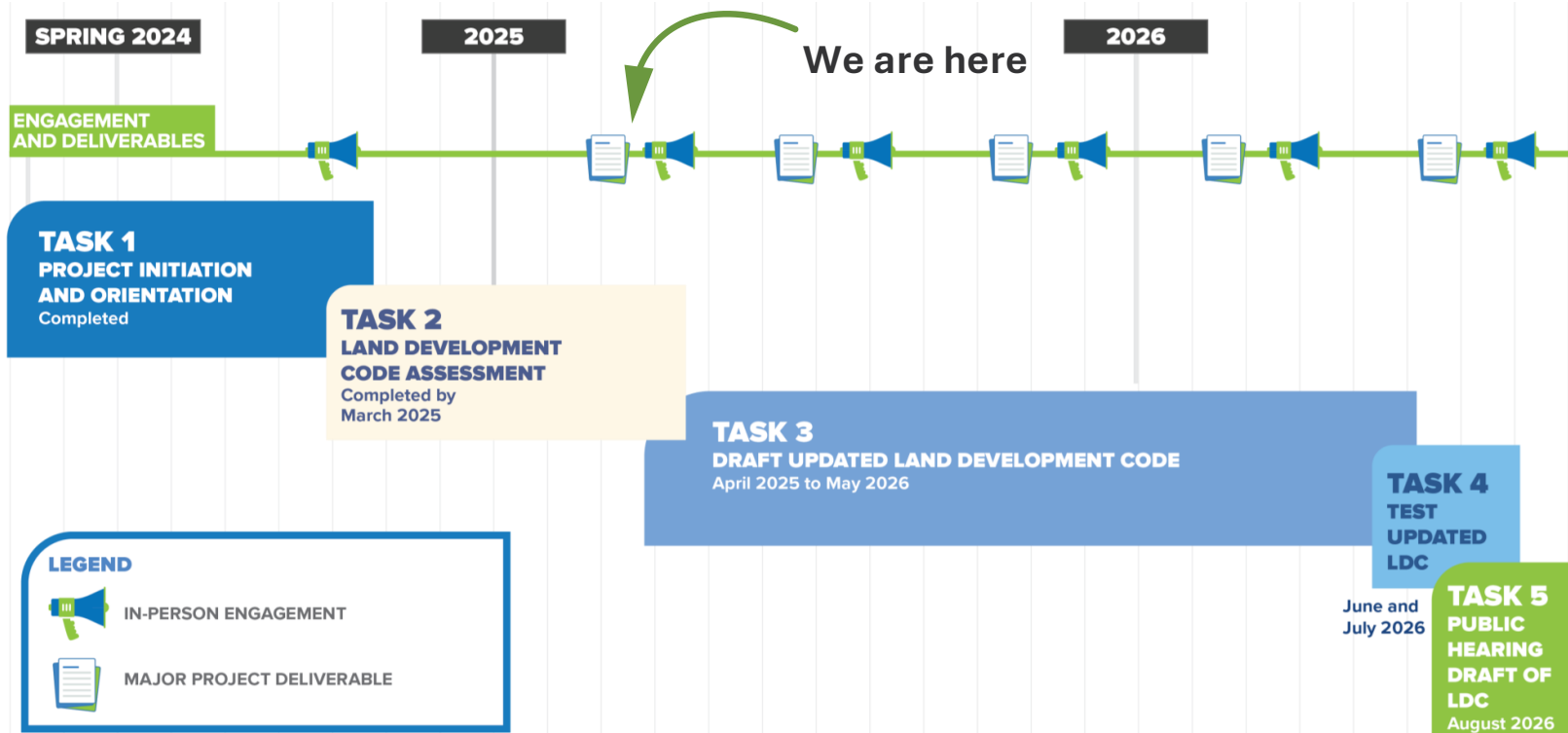
 PlanActive
Studio
collaborate.innovate.engage.reform

Nancy E. Stroud, PA

Work Program and Schedule



Work Program and Schedule



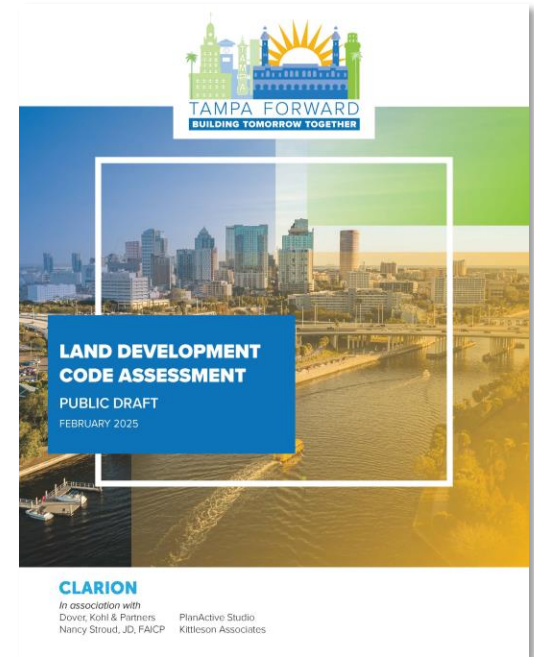


Land Development Code Assessment

LDC Assessment Overview

What is the LDC Assessment?

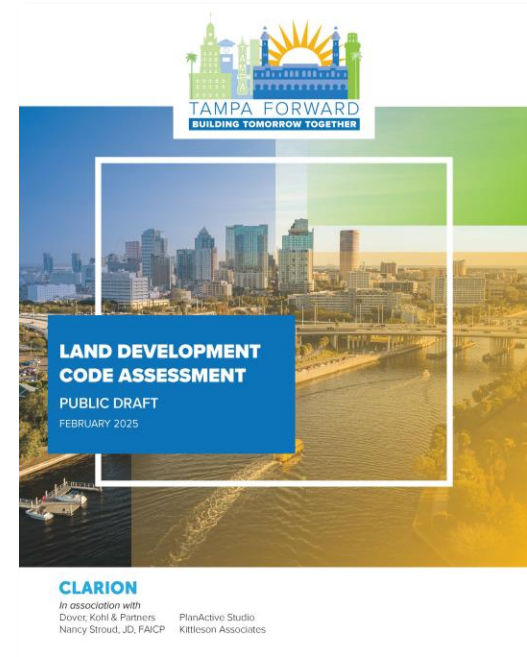
- Comprehensive review of current Land Development Code
- Evaluates how well current regulations achieve City's land-use goals, and proposes updates
- Provides a recommended structure for new regulations



LDC Assessment Overview

Organization of Assessment

- I. Introduction
- II. Diagnosis, including 8 Key Themes and Recommendations
- III. Annotated Outline of Updated LDC
- IV. Appendix





Code Assessment Goals and Themes

1

Simplify, Better Organize, and Make the Land Development Code More User-Friendly

2

Improve Predictability, Transparency, Clarity, and Efficiency of the Development Review Process

3

Simplify, Modernize, and Align the Zoning Districts with Policy Direction in Comprehensive Plan and Current Market Conditions

4

Update the LDC to Support a More Diverse Array of Housing Types and Better Encourage the Development of Affordable Housing

5

Make the Development Standards More User-Friendly in Ways That Better Implement the City's Policy Direction and the Comprehensive Plan

6

Protect the Character of the City's Residential Neighborhoods from Incompatible Development

7

Support Revitalization in Appropriate Locations in the City

8

Enhance the Sustainability and Resiliency of Development



1

**Simplify, Better Organize, and Make
the Land Development Code More
User-Friendly**



Theme 1: Reorganization

More logical and intuitive structure, organized around key concepts

- Zoning Districts and Uses
- Development Standards
- Administration/Procedures

Article 1	General Provisions
Article 2	Administration
Article 3	Zoning Districts
Article 4	Use Regulations
Article 5	Development Standards
Article 6	Subdivision Standards
Article 7	Nonconformities
Article 8	Enforcement
Article 9	Definitions, Rules of Construction and Interpretation, and Rules of Measurement

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Theme 1: User-Friendliness

Dynamic Headers

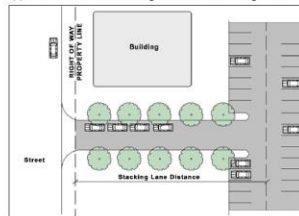
Illustration of Regulations

White Space for Easier Reading

Article 5. Development Standards | Section 5.2. Off-Street Parking, Bicycle Parking, and Loading Standards
Section 5.2.A. Purpose and Intent

500 or more	100 + 15 feet for every additional 50 spaces above 500
NOTES: [1] Stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the center line of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other intersecting driveway.	

Figure 5.1.C(9)e.2: Illustration of Vehicle Stacking Lane for Vehicular Parking Area Entrance Driveway



(10) EMERGENCY VEHICLE ACCESS

- a. Developments that do not have frontage on a public street shall provide access for fire vehicles and emergency apparatus from a public street as follows:
 - 1. Except as provided by subsection 2 below, an access lane shall be provided from the street right-of-way to any portion of any structure that:
 - (a) Has a height of 30 feet or less and is located more than 150 feet from the nearest street right-of-way; or
 - (b) Has a height greater than 30 feet and is located more than 50 feet from the nearest street right-of-way.
 - 2. The Fire Chief may waive the access lane requirement in subsection 1 above, if the Fire Chief determines that adequate access for fire vehicles and emergency apparatus is provided to the affected portions of the structure from a street right-of-way through either buffer yard area or adjoining property.
- b. The City shall not be liable for damage to underground utilities beneath fire access lanes caused by firefighting equipment.

SECTION 5.2. OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS

A. PURPOSE AND INTENT

The purpose of this section is to ensure that off-street vehicular parking, bicycle parking, and loading facilities are provided in proportion to the parking and loading demands of the different zoning districts.

Nested Text, with Headings and Subheadings



2

**Improve Predictability, Transparency,
Clarity, and Efficiency of the
Development Review Process**

Theme 2: Development Review

Reorganize and Make More User Friendly

- **Restructure** all procedures into one article—
Article 2: Administration
- Add a **Summary Table**
- Include **Standard Procedures**
- **Consistent** format for specific application types
- **Consolidate duplicate procedures**

Table II-1: Proposed Development Review Procedures

D = Decision S = Staff Review R = Recommendation A = Appeal

<D> = Public Hearing ^ = Applies if located in a historic district

* = Pre-application conference required # = Neighborhood meeting required

Review Procedure	Development Coordination Manager	Historic Preservation Manager	Historic Preservation Commission	Arch. Review Comm. Barrio Latino Comm.	Variance Review Board	Hearing Officer	Hillsborough Planning Commission	City Council
Discretionary Approvals								
Comprehensive Plan								
Text amendment	S [1]			S			R	<D>
Future Land Use Map (FLUM) amendment	S [1]			S			R	<D>
LDC text amendment	S			S			<R>	<D>
Zoning map amendment								
Large-area zoning map amendment	S			S^			R	<D>
Small-area zoning map amendment*#	S			S^			R	<D>
Planned Development zoning map amendment*#				S^			R	D
Historic district designation		S	<R>					<D>
Designation or modification of overlay district	S						R	<D>

A vertical strip on the left side of the slide shows an aerial view of a city skyline. In the foreground, there is a body of water (likely a river or harbor) with a bridge. The city features various buildings, including a prominent tall skyscraper, and green spaces. The sky is blue with scattered white clouds.

Theme 2: Development Review

Improve Procedural Efficiency and Consistency

- **Replace** Alternative Design Exception with new **administrative adjustment** procedure
- Assign most appeals to **Hearing Officer**, appointed by City Council, instead of City Council
- New **Neighborhood Meeting** requirement for certain applications



3

**Simplify, Modernize, and Align the
Zoning Districts with Policy Direction
in Comprehensive Plan and Current
Market Conditions**

Theme 3: Simplify and Modernize Zoning Districts

Clean-Up Current Districts

- Consolidate districts that serve similar purposes
- Delete districts that no longer serve intended purpose or do not reflect best practice
- Clarify district provisions when possible

Align Districts with Policy Direction

- Add new mixed-use districts
- Refining the use, form, dimensional, other requirements in some of the current districts



Theme 3: Simplify and Modernize Zoning Districts

Develop Standards for Specific Corridor Segments

Improve District Layout

Diagram with Labels Linked to Table

Purpose Statements

Photos & Illustrations

Reference to Use Standards

Table of Dimensional Standards

Article 3. Zone Districts
Section 3.2. Residential Districts

3.2.3. RSF-1: Residential Single Family 1 District

(a) Purpose

The purpose of the RSF-1: Residential Single Family 1 District is to provide lands that accommodate low-density, single-family detached dwellings on lots with a minimum lot area of 12,500 square feet. The district also accommodates certain group living arrangements as conditional uses, accessory uses such as home occupations and home-based child care, and other compatible uses. District regulations discourage development that negatively impacts the quiet residential nature of the district.



(b) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

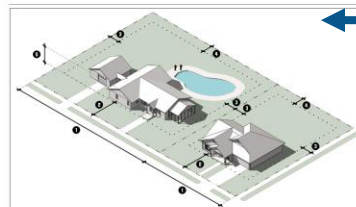
(c) Intensity and Dimensional Standards

Standard	All Uses
Lot area, min. (sf)	12,500
Lot width, min. (ft) [1]	90
Front yard setback, min. (ft)	25
Side yard setback, min. (ft)	10
Rear yard setback, min. (ft)	10
Building height, max. (ft)	16
Living area, min. (sf)	1,000
Impervious coverage, max. (percent)	70

NOTES: sf = square feet; ft = feet; min. = minimum; max. = maximum

[1] Minimum lot width is measured along the road frontage as well as along property fronting a lake, canal, or creek, if applicable.

Section 3.2.3. RSF-1: Residential Single Family 1 District



(d) Reference to Other Standards

Section 5.1 Mobility and Connectivity Standards	Section 5.10 Residential Compatibility Standards
Section 5.2 Off-Street Parking, Bicycle, and Loading Standards	Section 5.11 Architectural, Form, and Design Standards
Section 5.3 Landscaping, Buffer, and Tree Protection Standards	Section 5.12 Sustainable Development Standards
Section 5.4 Open Space Set-Aside Standards	Section 5.13 Sustainable Development Incentives
Section 5.5 Vegetation Removal	Section 5.14 Signs
Section 5.6 Residential Tree Protection	Section 5.16 Building Numbering and Street Naming
Section 5.7 Flood Damage Prevention	Article 6 Subdivision Standards
Section 5.8 Fence and Wall Standards	Article 7 Public Facility Funding
Section 5.9 Exterior Lighting Standards	Appendix A Engineering and Design Manual

References to Other Applicable Standards

Theme 3: Simplify and Modernize Zoning Districts

Proposed Zone District Changes

Existing District	Proposed District
Residential Districts	
<i>RS-150: Residential Single Family 150</i>	<i>RSE: Residential Single-Family Estate</i>
<i>RS-100: Residential Single Family 100</i>	<i>RSS: Residential Single-Family Suburban</i>
<i>RS-75: Residential Single Family 75</i>	
<i>RS-60: Residential Single Family 60</i>	<i>RSU: Residential Single-Family Urban</i>
<i>RS-50: Residential Single Family 50</i>	
<i>RM-12: Residential Multifamily 12</i>	
<i>RM-16: Residential Multifamily 16</i>	<i>RMF: Residential Multifamily</i>
<i>RM-18: Residential Multifamily 18</i>	
<i>RM-24: Residential Multifamily 24</i>	
Business Districts	
<i>CN: Commercial Neighborhood</i>	<i>CN: Commercial Neighborhood</i>
<i>CG: Commercial General</i>	<i>CG: Commercial General</i>
<i>CI: Commercial Intensive</i>	
<i>OP: Office Professional</i>	<i>OP: Office Professional</i>
<i>OP-1: Office Professional-1</i>	

Theme 3: Simplify and Modernize Zoning Districts

Proposed Zone District Changes

Existing District	Proposed District
Institutional Districts	
<i>U-C: University Community</i>	<i>UC: University Community</i>
<i>PP: Public Parks</i>	<i>PP: Public Parks</i>
Industrial District	
<i>IG: Industrial General</i>	<i>IN: Industrial</i>
<i>IH: Industrial Heavy</i>	
Mixed-Use Districts	
<i>[New district]</i>	<i>MU-N: Mixed Use—Neighborhood</i>
<i>[New district]</i>	<i>MU-C: Mixed Use—Corridor</i>
<i>[New district]</i>	<i>MU-R: Mixed Use—Regional</i>

Theme 3: Simplify and Modernize Zoning Districts

Proposed Zone District Changes

Existing District	Proposed District
Special Districts	
Ybor City Historic Districts	
YC-1: Ybor City Central Commercial Core	YC-C: Ybor City Commercial
YC-5: Ybor City General Commercial	
YC-6: Ybor City Community Commercial	
YC-2: Ybor City Residential	YC-R: Ybor City Residential
YC-8: Ybor City Residential	
YC-9: Ybor City Community College	YC-CC: Ybor City Community College
YC-4: Ybor City Mixed Use Redevelopment	YC-MU-R: Ybor City Mixed Use Redevelopment
YC-7: Ybor City Mixed-Use	YC-MU: Ybor City Mixed-Use
YC-9: Ybor City Site Plan Controlled	YC-PD: Ybor City Planned Development

Theme 3: Simplify and Modernize Zoning Districts

Proposed Zone District Changes

Existing District	Proposed District
Seminole Heights Districts	
SH-RS: Seminole Heights Single-Family Detached Residential	SH-R: Seminole Heights—Residential
SH-RS-A: Seminole Heights Single-Family Attached Residential	
SH-RM: Seminole Heights Multi-Family Residential	SH-RM: Seminole Heights—Residential Multifamily
SH-RO: Seminole Heights Residential Office	SH-C: Seminole Heights—Commercial
SH-CN: Seminole Heights Commercial Neighborhood	
SH-CG: Seminole Heights Mixed-Use, Commercial General	
SH-CI: Seminole Heights Mixed-Use, Commercial Intensive	SH-PD: Seminole Heights—Planned Development
SH-PD: Seminole Heights Planned Development	
Central Business District	
CBD-1: Central Business District-1	CBD: Central Business District
CBD-2: Central Business District 2	
Channel District	
CD-1: Channel District 1	CD: Channel District
CD-2: Channel District 2	

Theme 3: Simplify and Modernize Zoning Districts

Proposed Zone District Changes

Existing District	Proposed District
Municipal Airport Districts	
<i>M-AP-1: Municipal Airport District-1</i>	<i>M-AP-1: Municipal Airport District-1</i>
<i>M-AP-2: Municipal Airport District-2</i>	<i>M-AP-2: Municipal Airport District-2</i>
<i>M-AP-3: Municipal Airport District-3</i>	<i>M-AP-3: Municipal Airport District-3</i>
<i>M-AP-4: Municipal Airport District-4</i>	<i>M-AP-4: Municipal Airport District-4</i>
Planned Development Districts	
<i>PD: Planned Development</i>	<i>PD: Planned Development</i>
<i>PD-A: Planned Development Alternative</i>	<i>PD-A: Planned Development Alternative</i>

Theme 3: Simplify and Modernize Zoning Districts

Proposed Zone District Changes

Existing District	Proposed District
Overlay Districts	
<i>South Howard Commercial Overlay District</i>	<i>SHC-O: South Howard Commercial Overlay</i>
<i>New Tampa Commercial Overlay District</i>	<i>NTC-O: New Tampa Commercial Overlay</i>
<i>Westshore Overlay District</i>	<i>W-O: Westshore Overlay</i>
<i>East Tampa Overlay District</i>	<i>ET-O: East Tampa Overlay</i>
<i>West Tampa Overlay District</i>	<i>WT-O: West Tampa Overlay</i>
<i>Parkland Estates Overlay District</i>	<i>PE-O: Parkland Estates Overlay</i>
<i>Kennedy Boulevard Corridor District</i>	<i>KB-O: Kennedy Boulevard Overlay</i>
<i>Tampa Heights Overlay District</i>	<i>TH-O: Tampa Heights Overlay</i>
Legacy Districts	
<i>RM-35: Residential Multifamily 35</i>	<i>L-RM-35: Legacy Residential Multifamily 35</i>
<i>RM-50: Residential Multifamily 50</i>	<i>L-RM-50: Legacy Residential Multifamily 50</i>
<i>RM-75: Residential Multifamily 75</i>	<i>L-RM-75: Legacy Residential Multifamily 75</i>
<i>RO: Residential Office</i>	<i>L-RO: Legacy Residential Office</i>
<i>RO-1: Residential Office-1</i>	<i>L-RO-1: Legacy Residential Office-1</i>

Modernize and Update Uses

- One **consolidated use table** that applies in all districts
- New **classification system**
- **Modernize** and update uses
- Update **use-specific standards**
- Considering encouraging **adaptive reuse** by allowing additional types of uses in vacant structures

Table 7.3.2-A Base and NNA-O District Use Table		P = Permitted C = Conditional use										A = Accessory to primary use T = Temporary use R = Allowed pursuant to regulating plan															
	Residential										Mixed-Use					Indus.		Spec P.			NNA-O			Use-Specific Standards			
Zone District →	A	R-E	R-1 9	R-1 6	R-2	R-4	R-5	R-Flex Low	R-Flex Med.	R-Flex High	MX-N	MX-T	MX-M	MX-L	MX-I	FBZ	BP	LI	GI	APD	PF	PK	South		Central	North	
Land Use ↓																											
Library, Museum, or Cultural Facility											C	P	P	P	P	R		C	C	P	P	P	P	P	P		
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	R				P				P	P	P	
Public Safety Services		C	C	C	C	C	C	C	C	C	C	P	P	P	P	R	P	P	P	P	P			P	P	P	
Religious Institution	P	C	C	C	C	P	P	P	P	P	P	P	P	P	P	R	P	C	C	P				P	P	P	7.3.302B
School, Elementary or Secondary	P	C	C	C	C	C	C	C	C	P	C	P	P	P	P	R	C	C	C					P	P	P	7.3.302B
School, Higher Education	P										C	P	P	P	P	R	P	C	C	C				P	P	P	
COMMERCIAL AND INDUSTRIAL USES																											
Agriculture and Animal-Related Uses																											
Agricultural Production	P															R											
Agricultural Sales and Service	C											P	P			R		C	C								
Animal Care Facility	P															R		C	C							7.3.303A.1	
Commercial Feedlot	C															R											



4

Update the LDC to Support a More Diverse Array of Housing Types and Better Encourage the Development of Affordable Housing



Theme 4: Expand Housing Options

Florida property insurance costs rising faster than any other state

The numbers show just how massive the impact has been on the wallets of Florida consumers, with home insurance costs up about 57% since 2015, according to LexisNexis Risk Solutions. That's nearly triple the national average (21%) and far outpaces Nebraska, the state with the second biggest average home insurance hike (43%).

Florida's complicated cost of living explained in four charts

The federal government considers housing unaffordable if it costs more than 30% of a household's income. This is the reality for about half of Tampa Bay renters. As of October, the average rent in Tampa Bay was \$2,104, according to data from Zillow.

Tampa Bay leads in rising home prices, index finds

Prices of Tampa Bay homes went up 34.8% in the year ending in March, the S&P CoreLogic Case-Shiller Index reported Tuesday. It's the highest reported yearly gains of the 20 U.S. cities the index tracks.

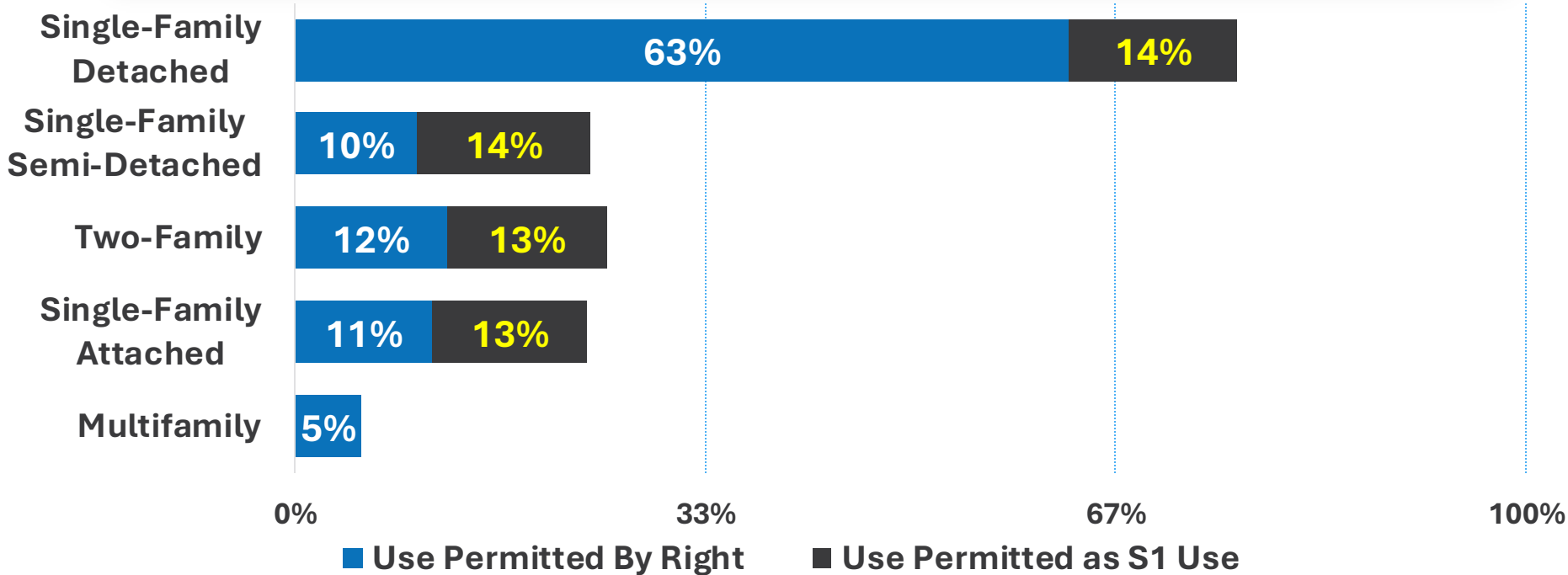
Source:
Tampa Bay Times

An aerial photograph of a city skyline, likely New Orleans, showing a mix of historic and modern architecture along a riverfront. The image is partially obscured by a blue header bar.

Theme 4: Expand Housing Options

Key issue: Current LDC only permits single-family detached housing in much of the City

Theme 4: Expand Housing Choices



**excluding land in the PD or PD-A districts*

An aerial photograph of a city skyline, likely New Orleans, showing a mix of urban development, a large green park area, and a river in the foreground. The image is partially obscured by a blue header bar.

Theme 4: Expand Housing Choices

Additional Challenges in Current LDC

- Development standards in small-lot districts encourage single-family detached dwellings that maximize building envelope, while prohibiting other types of housing
- Development impact fees increase cost of building housing
- City-based affordable housing incentives are limited

Theme 4: Expand Housing Choices

Recommendations to Address Housing Challenges

- **Broaden** types of housing allowed by right
- **Refine** to better support smaller-scale residential units
- **Update** affordable housing incentives
- **Additional** impact fee exemptions



Example of a Fourplex



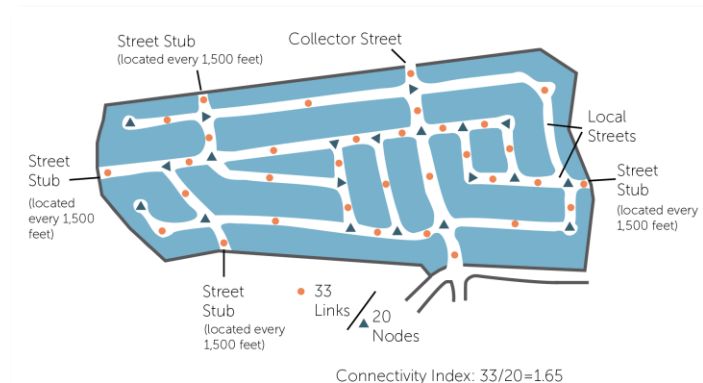
5

**Make the Development Standards
More User-Friendly in Ways That Better
Implement the City's Policy Direction
and the Comprehensive Plan**

Theme 5: Enhance Development Standards

Mobility, Circulation, and Connectivity

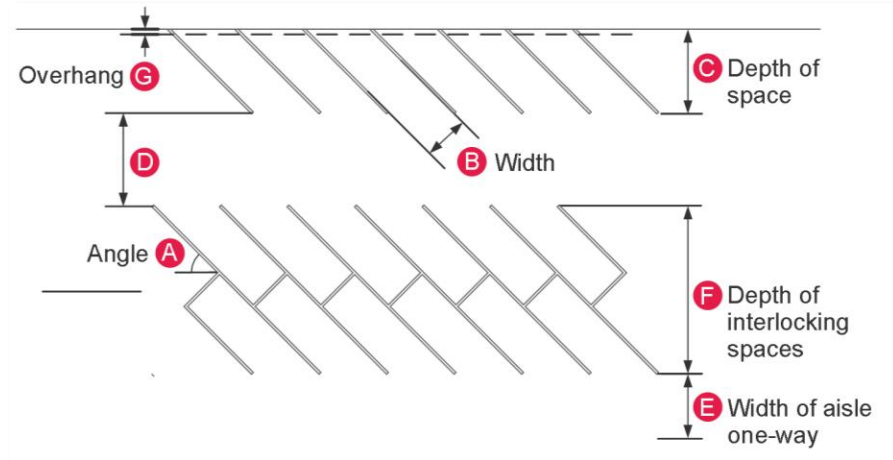
- Better support **Tampa MOVES** mobility goals
- Provide for **wider and safer sidewalks**
- Require **connections** between adjacent developments



Theme 5: Enhance Development Standards

Off-Street Parking and Loading

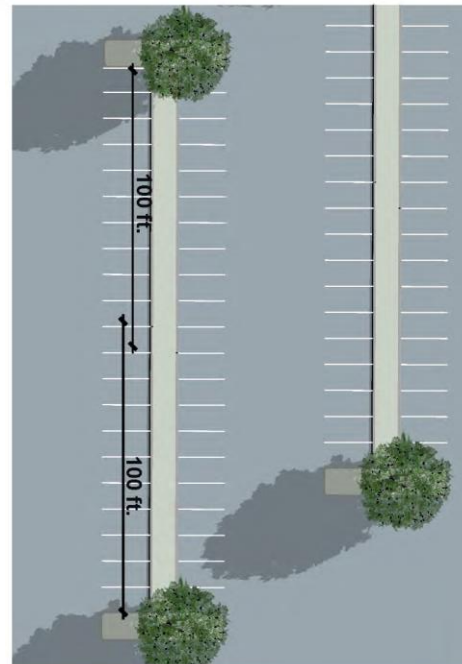
- Provide a **variety of options** developers can use to replace and offset off-street minimum parking requirements
- “**Right-size**” parking minimums
- **Modernize** off-street loading standards



Theme 5: Enhance Development Standards

Landscape and Tree Protection Standards

- Provide **more measurable, more easily enforceable standards** to ensure compliance
- Update buffer standards
- Add **basic foundational planting requirements** for nonresidential development
- **Clarify standards** for parking lots and buffers
- **Clarify definitions** of specimen trees, grand trees, and protected trees, and update list of protected species
- Explore **more nuanced** tree protection standards



Theme 5: Enhance Development Standards

Establish General Form and Design Standards

- Supplement standards in overlay districts with **general form and design standards** that would apply throughout the City
- Standards may include regulations regarding, among others:
 - Building orientation
 - Building facades
 - Parking placement
 - Roof configuration
 - Transparency





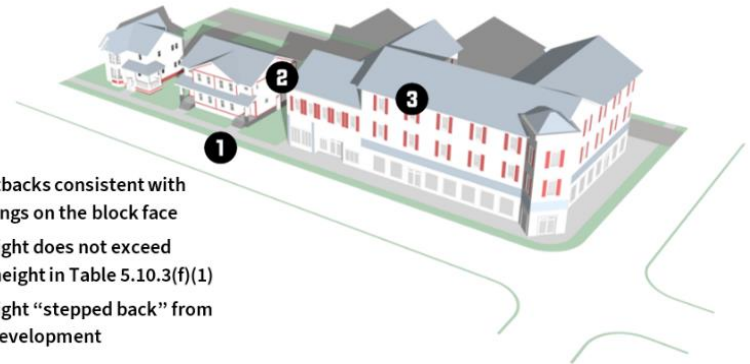
6

**Protect the Character of the City's
Residential Neighborhoods from
Incompatible Development**

Theme 6: Protect Neighborhood Character

Neighborhood Compatibility Standards

- Address intense development next to low—density residential neighborhoods
- Create **measurable and predictable standards** to preserve the unique, vibrant, and historic character of Tampa's single-family neighborhoods





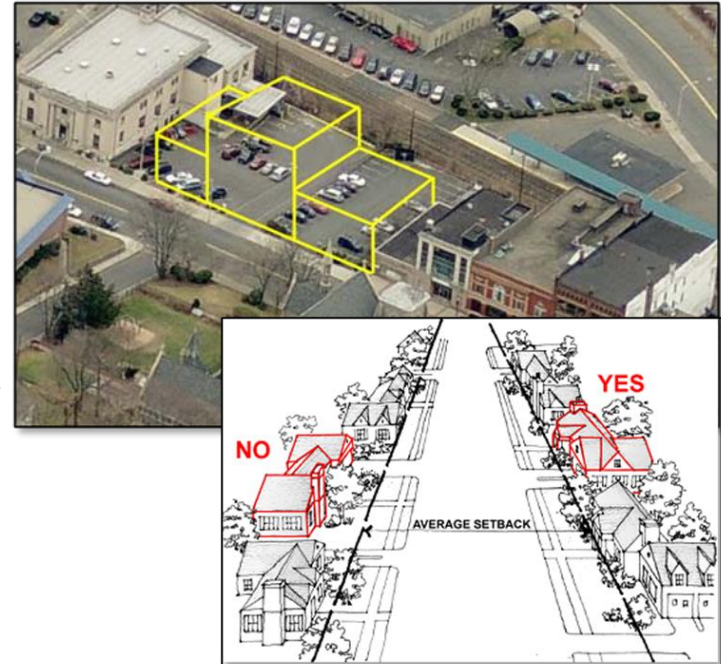
7

Support Revitalization in Appropriate Locations in the City

Theme 7: Support Revitalization

Remove Barriers to Redevelopment

- **Administrative** adjustment procedure
- **Contextual** standards to address nonconformities
- Encourage **adaptive reuse** of older buildings
- **Streamline development review procedure** to encourage desired forms of development





8

Enhance the Sustainability and Resiliency of Development

Theme 8: Enhance Sustainability and Resiliency of Development

Comprehensive Plan Includes Policies Around Resiliency and Sustainability LDC Can Address

- **Remove barriers** to market-driven resiliency and sustainability measures
- Encourage development in areas at **lower risk** for flooding
- Consider “**Resiliency Quotient**” system that would provide a menu of resiliency-related options and require that development achieve a certain number of points, in the following areas
 - Risk reduction
 - Shock reduction
 - Green building practices

TABLE 5.12.7: RESILIENT POINT SYSTEM FOR NON-RESIDENTIAL DEVELOPMENT

Resilient Development Activity	Points Earned
Component 1: Risk Reduction	
Construct building to meet 110-mile wind load design requirements of the VUSBC	2.00
Equip the project with at least one alternative, independent source of electricity supply so that the project is fully capable of operating if a primary source of power experiences an interruption	1.50
If the project involves a critical facility that is intended to remain operational in the event of a flood, or whose function is critical for post-flood recovery, design the facility to be protected and operable at the water levels represented by a 0.2% annual chance (500-year) flood	1.00
Elevate the ground story finished floor and all significant electrical and mechanical equipment no less than 3 feet above highest adjacent grade or to an elevation of 11 (NAVD '88)	1.00, plus 0.50 per ft. above 3 ft.
Install a generator for power generation in the event of power failure sufficient to keep critical operations functional	0.50
Establish operating procedures for how the project will handle loss of off-site or grid power, transition to a backup source of power, and transition back to normal operation	0.50



**Your Input: Other Goals,
Comments and Questions**

Project Input

Please visit the project website to download the LDC Assessment and complete the feedback form



Tampa Forward website

Tampa.gov/TampaForward/



LDC Assessment
Feedback Form



Next Steps

SPRING 2024

2025

2026

**ENGAGEMENT
AND DELIVERABLES**

TASK 1
**PROJECT INITIATION
AND ORIENTATION**
Completed

TASK 2
**LAND DEVELOPMENT
CODE ASSESSMENT**
Completed by
March 2025

TASK 3
DRAFT UPDATED LAND DEVELOPMENT CODE
April 2025 to May 2026

TASK 4
**TEST
UPDATED
LDC**

June and
July 2026

TASK 5
**PUBLIC
HEARING
DRAFT OF
LDC**
August 2026

LEGEND



IN-PERSON ENGAGEMENT



MAJOR PROJECT DELIVERABLE

A photograph of the Tampa skyline at sunset. Several skyscrapers are visible, including the Sun Life Tower with its distinctive yellow top and the USF Tower with its blue-tinted upper section. The sky is a mix of orange, pink, and blue. In the foreground, there are palm trees and a curved road.

Thank you for coming!

