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/

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
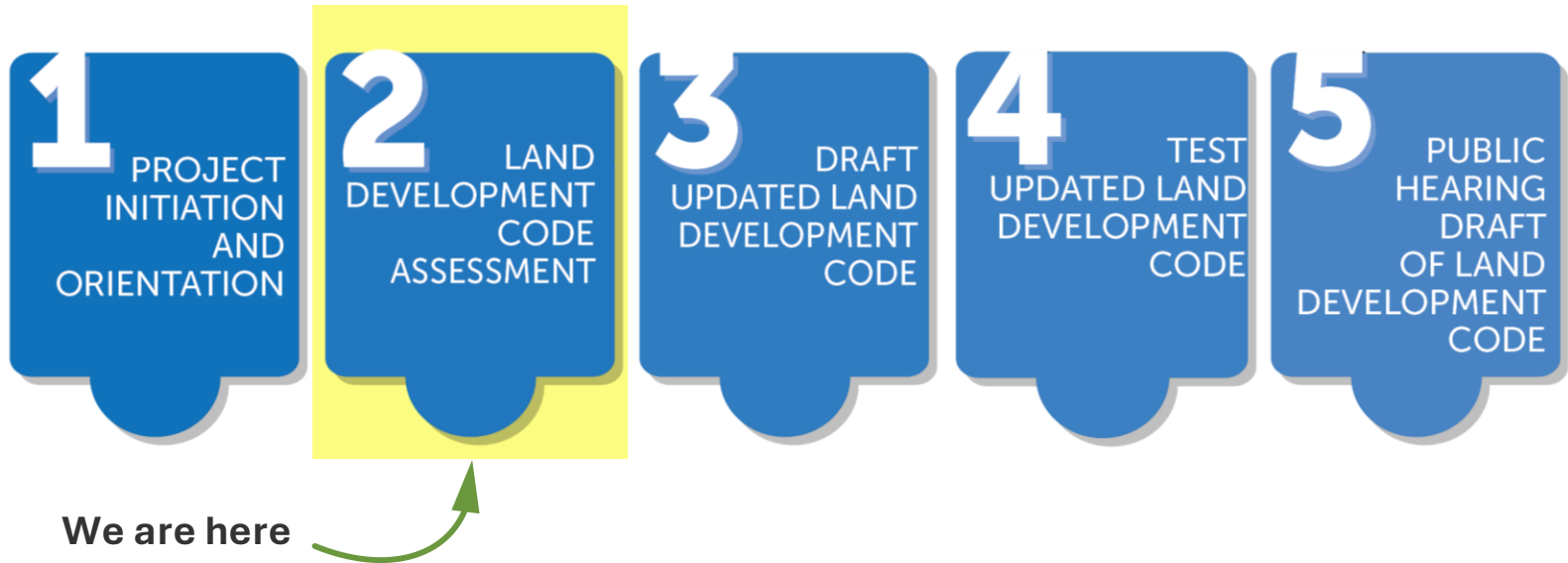
DOVER, KOHL & PARTNERS
town planning

KITTELSON & ASSOCIATES

PlanActive Studio
collaborate.innovate.engage.reform

Nancy E. Stroud, PA

Work Program and Schedule

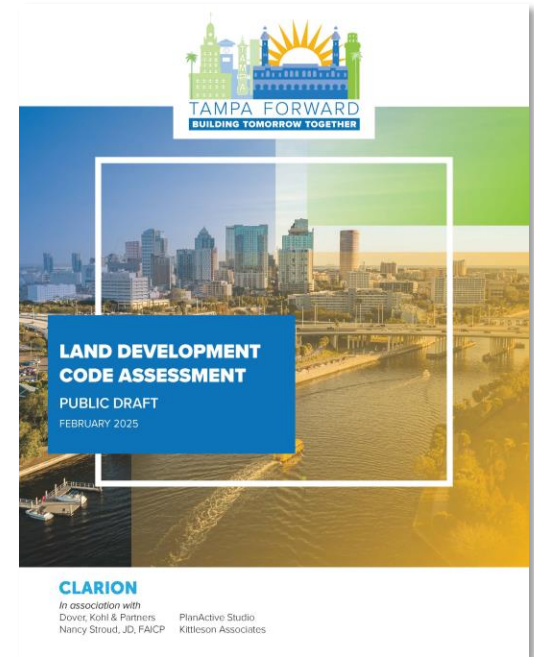| 1	2	3	4	5
PROJECT INITIATION AND ORIENTATION	LAND DEVELOPMENT CODE ASSESSMENT	DRAFT UPDATED LAND DEVELOPMENT CODE	TEST UPDATED LAND DEVELOPMENT CODE	PUBLIC HEARING DRAFT OF LAND DEVELOPMENT CODE

We are here
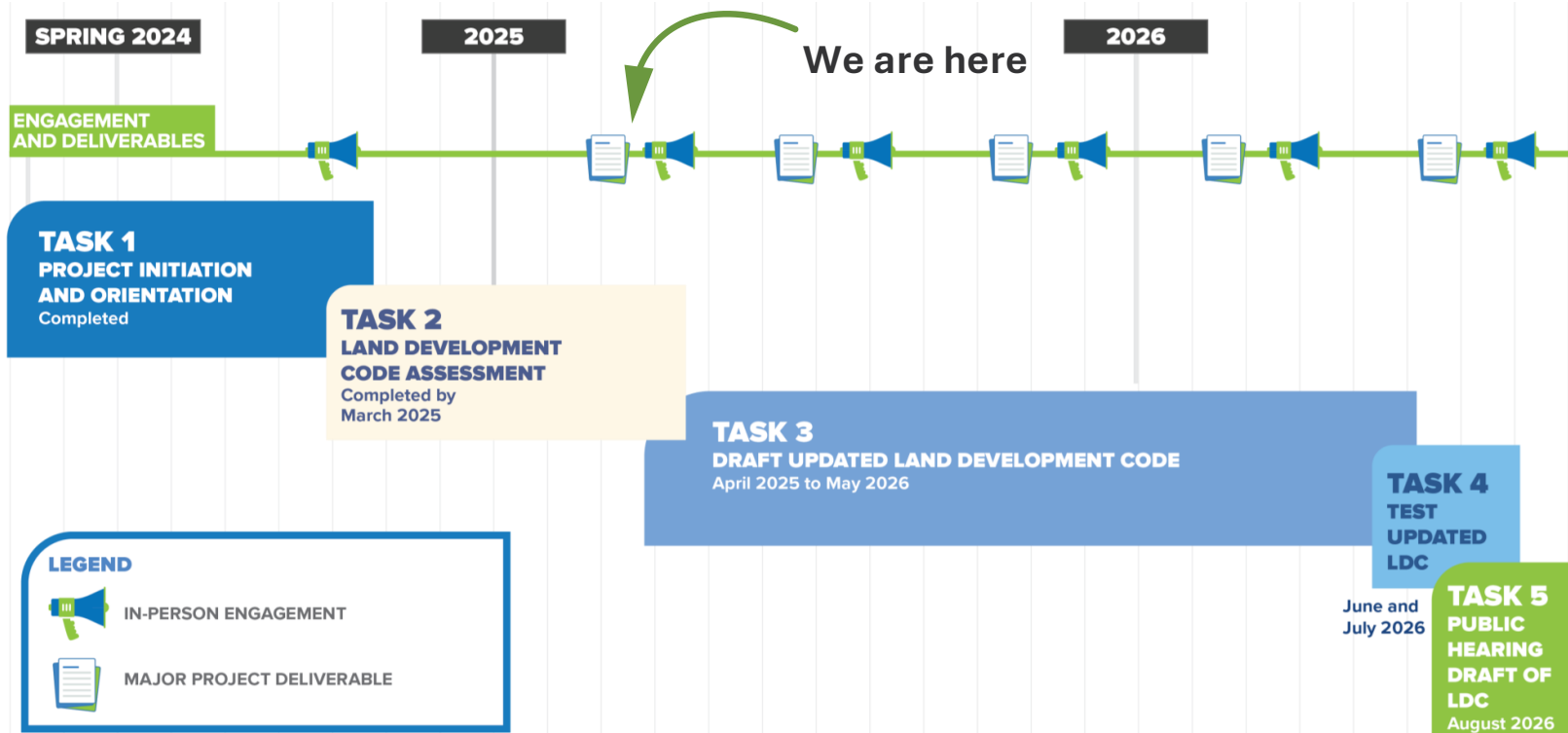
Land Development Code Assessment

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

TAMPA FORWARD
BUILDING TOMORROW TOGETHER

LAND DEVELOPMENT CODE ASSESSMENT

PUBLIC DRAFT
FEBRUARY 2025

CLARION
In association with
Dover, Kohl & Partners   PlanActive Studio
Nancy Stroud, JD, FAICP   Kittleson Associates

LDC Assessment Overview

Organization of Assessment

I. Introduction

II. Diagnosis, including 8 Key Themes and Recommendations

III. Annotated Outline of Updated LDC

IV. Appendix

LAND DEVELOPMENT CODE ASSESSMENT

PUBLIC DRAFT

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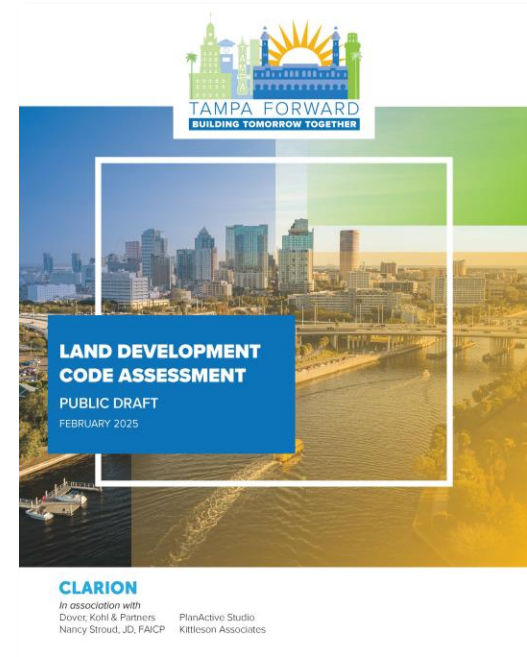
Code Assessment Goals and Themes

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: Reorganization

More logical and intuitive structure, organized around key concepts

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- Development Standards
- Administration/Procedures

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Theme 1: User-Friendliness

Dynamic Headers

Illustration of Regulations

Nested Text, with Headings and Subheadings

White Space for Easier Reading

Footers

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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
◇ = 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>

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

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

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

References to Other Applicable Standards

Theme 3: Simplify and Modernize Zoning Districts

Proposed Zone District Changes

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

Theme 3: Simplify and Modernize Zoning Districts

Proposed Zone District Changes

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

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-5: Ybor City General Commercial	*YC-C: Ybor City Commercial*
YC-6: Ybor City Community Commercial	
YC-2: Ybor City Residential	
YC-8: Ybor City Residential	*YC-R: 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	
M-AP-1: Municipal Airport District-1	**M-AP-1: Municipal Airport District-1**
M-AP-2: Municipal Airport District-2	**M-AP-2: Municipal Airport District-2**
M-AP-3: Municipal Airport District-3	**M-AP-3: Municipal Airport District-3**
M-AP-4: Municipal Airport District-4	**M-AP-4: Municipal Airport District-4**
Planned Development Districts	
PD: Planned Development	**PD: Planned Development**
PD-A: Planned Development Alternative	**PD-A: Planned Development Alternative**

Proposed Zone District Changes

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

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
R = Allowed pursuant to regulating plan
A = Accessory to primary use
T = Temporary use

Land Use	A	R-E	R-19	R-16	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	Use-Specific Standards
			Residential								Mixed-Use						Indus.			Spec P.			NNA-O			
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.
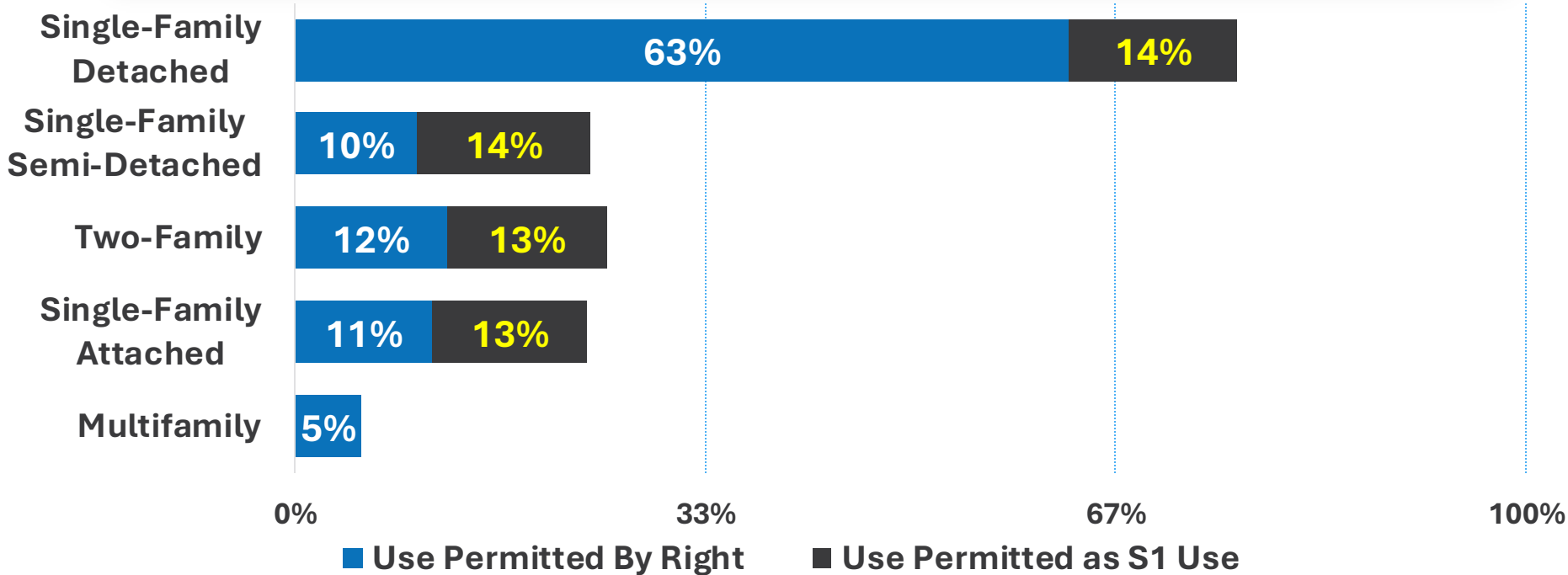
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Source:
Tampa Bay Times

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

Housing Type	Use Permitted By Right	Use Permitted as S1 Use
Single-Family Detached	63%	14%
Single-Family Semi-Detached	10%	14%
Two-Family	12%	13%
Single-Family Attached	11%	13%
Multifamily	5%	

■ Use Permitted By Right   ■ Use Permitted as S1 Use

excluding land in the PD or PD-A districts

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**
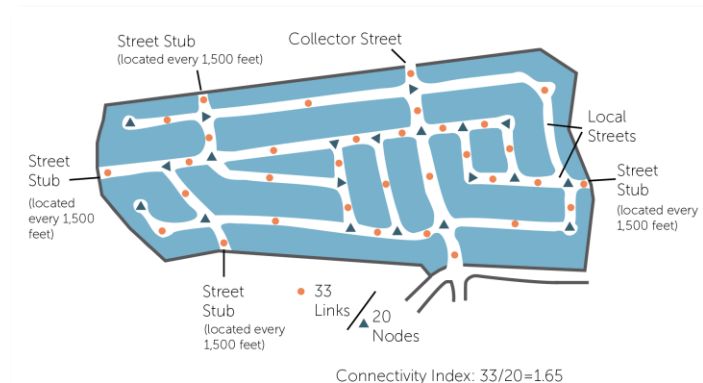

Example of a Fourplex

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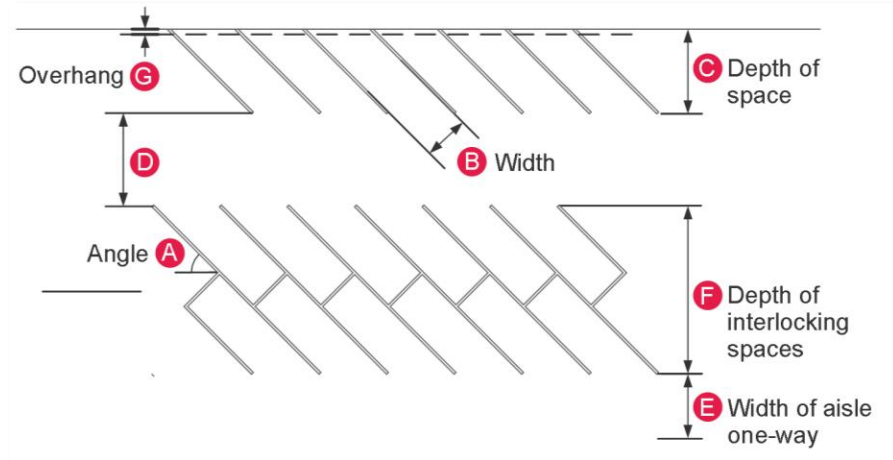
Mobility, Circulation, and Connectivity

- Better support **Tampa MOVES** mobility goals

- Provide for **wider and safer sidewalks**

- Require **connections** between adjacent developments
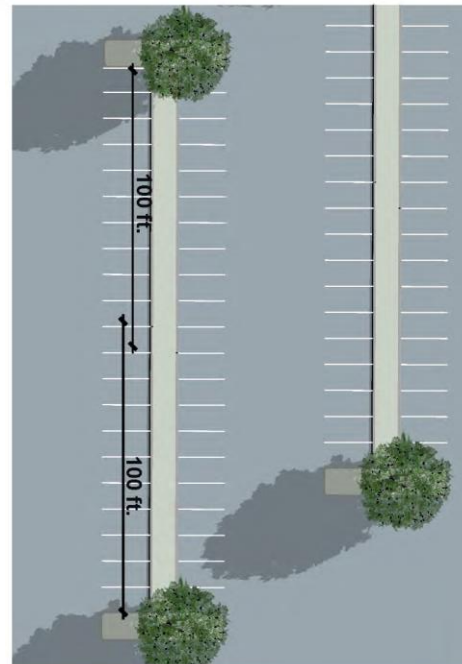
Off-Street Parking and Loading

- 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

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

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
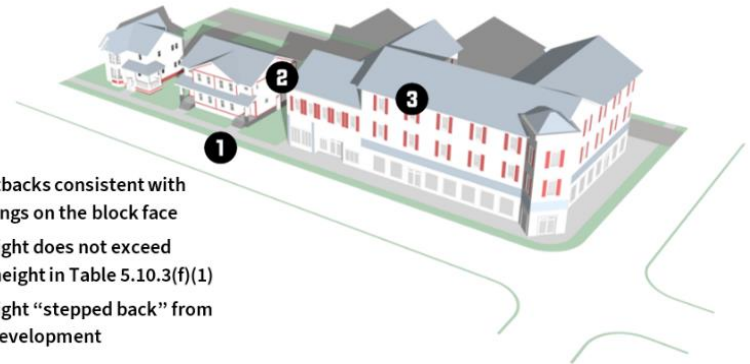   - Parking placement
    - Roof configuration
    - Transparency

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

1 Building setbacks consistent with other buildings on the block face

2 Building height does not exceed maximum height in Table 5.10.3(f)(1)

3 Building height "stepped back" from protected development
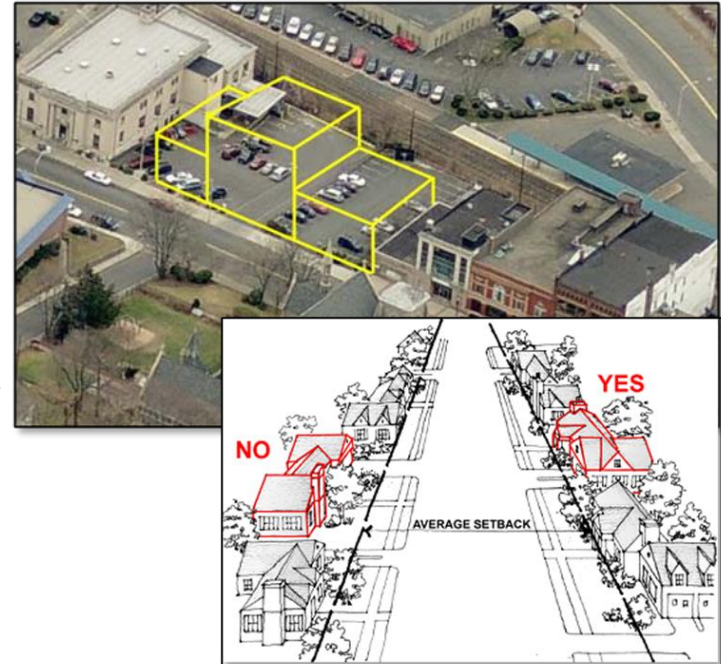
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7 **Support Revitalization in Appropriate Locations in the City**

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

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8 Enhance the 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

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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

Thank you for coming!