

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 top. The sky is a mix of orange, pink, and blue. In the foreground, there are palm trees and a curved road.

Tampa LDC Installment 2 Initial Advisory Team Meeting

October 2, 2026





Overview of Presentation

- **Project Overview:** The Clarion Team and Project Schedule
- **Installment 2 of the Updated LDC:**
 - Overview and Organization
 - Article 2: Administration
- **Update on Installment 1** (Zoning Districts & Uses)
- **Your Input:** Comments and Questions
- **Next Steps:** Your Review and Feedback

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

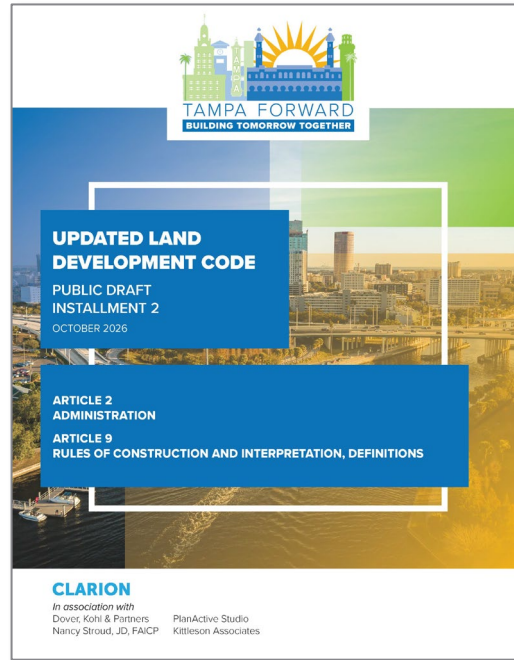
Nancy E. Stroud, PA

Work Program and Schedule



We are here

3 DRAFT UPDATED LAND DEVELOPMENT CODE



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

Updated LDC drafted in three installments



3

DRAFT
UPDATED LAND
DEVELOPMENT
CODE

Installment Development

Step 1: Drafting

- Initial draft prepared by consultant team
- Review and comment by staff
- Updated draft prepared

Step 2: Engagement

- Public release of draft
- Meetings with Advisory Team
- Public forum and opportunity for comment
- Additional engagement



3

DRAFT
UPDATED LAND
DEVELOPMENT
CODE

Updated LDC Installments

Installment 1

Zoning Districts and Use Regulations

Installment 2

Administration

Installment 3

Development Standards



3

DRAFT
UPDATED LAND
DEVELOPMENT
CODE

Updated LDC Installments

Installment 2
Administration



3

DRAFT
UPDATED LAND
DEVELOPMENT
CODE

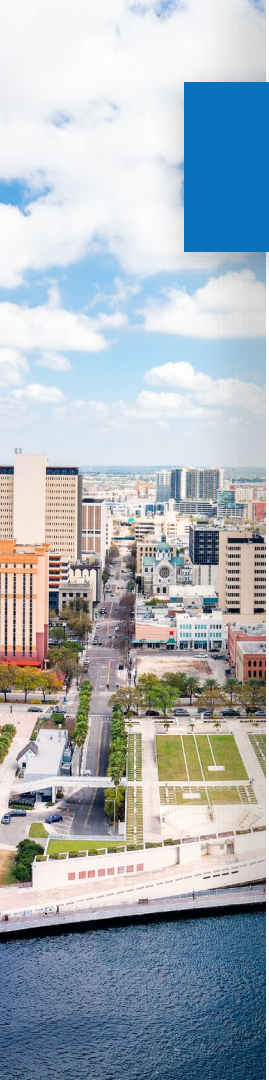
What Installment 2 Contains

- Fully updated and reorganized set of development review and approval procedures

3DRAFT
UPDATED LAND
DEVELOPMENT
CODE

What Installment 2 Does Not Contain

- **Zoning Districts and Uses:** These provisions were delivered in Installment 1
- **Additional provisions** being delivered in Installment 3
 - **Development Standards** (off-street parking, landscaping and tree protection, exterior lighting, sustainability, etc.)
 - **Nonconformities** (Article 7)
 - **Enforcement** (Article 8)
 - **General Provisions** (Article 1)
- Some graphics and illustrations



Reviewing the Draft

Review tip: Read the footnotes

- Identify what is new, and what is carried forward
- Discusses rationale behind some of the revisions
- Identifies departures from direction in LDC Assessment
- Notes areas where future changes are being considered
- Footnotes will not be included in final LDC

⁹⁸ Establishes the procedure for a major certificate of appropriateness. This section builds off Sec. 27-98 and 115 of the current LDC. As recommended in Sec. 2.2.6 of the Code Assessment, the different procedures for major certificates of appropriateness are consolidated into a single procedure. Any intentional differences between the previously disparate processes are carried forward. The Historic Preservation Manager identified as the staff member for this application instead of the BLC and ARC administrators (as recommended in Sec. 2.2.7 of the Code Assessment) and each decision-making body, as applicable to each historic district, is identified.



Reviewing the Draft

We want to hear from you

- LDC installment is a DRAFT
- All provisions are open for discussion
- We have received numerous comments on Installment 1
- We continue to desire robust feedback from the Advisory Team, and the entire Tampa community

Article 2: Administration

Installment Goals

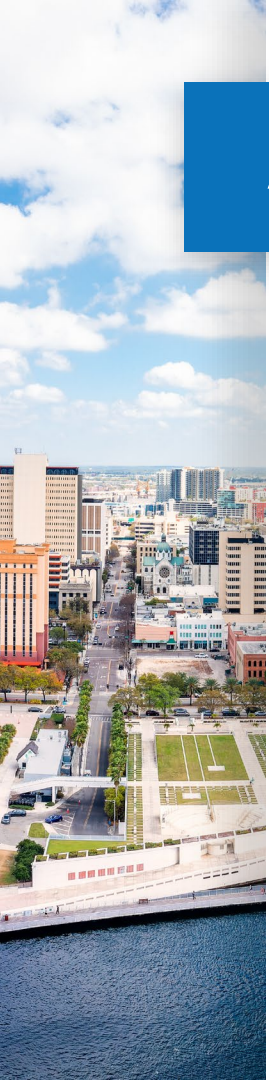
- Reorganize, simplify
- Consistent organization
- Eliminate technical detail
- Support overall project goal for more predictability in development
- Clarify decision-making standards

Table 2.2-A: Summary Table of 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										
Review Procedure	Section	Development Coordination Manager	Development Review Committee	Historic Preservation Manager	Historic Preservation Commission	Arch. Review Comm. Barrio Latino Comm.	Variance Review Board	Hearing Officer	Hillsborough Planning Commission	City Council
Discretionary Approvals										
LDC text amendment	2.5.1	S				<R>			R	<D>
Area or parcel zoning map amendment*	2.5.2	S				<R>				<D>
Planned development zoning map amendment*	2.5.3	S	S			<R>				<D>
Historic district and landmarks designation*	2.5.4			S	<R>					<D>

Figure 2.5.34-A: Variance Procedure





Article 2: Administration

Key Features

- + **Hearing Officer** (new) to hear certain appeals
- + **Alternative design exceptions** eliminated, replaced by more limited **administrative adjustment** procedure
 - Ensure updated LDC supports existing City processes and procedures

Article 2: Administration

Section 2.1	Purpose and Organization
Section 2.2	Summary Table of Development Review Procedures
Section 2.3	Review, Advisory, and Decision-Making Bodies and Persons
Section 2.4	Standard Application Requirements and Procedures
Section 2.5	Application-Specific Review Procedures

Article 2: Administration

Section 2.2 Summary Table of Development Review Procedures

- Clarifies **responsibility** and **process**
- For each type of procedure, identifies:
 - Who **reviews** the application
 - Who makes a **recommendation**
 - Who makes a **decision**
 - Whether a **public hearing** is required
 - Who hears an **appeal**
- Includes cross-reference to the relevant section of the LDC

Article 2: Administration

Section 2.2 Summary Table of Development Review Procedures

Table 2.2-A: Summary Table of 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

Review Procedure	Section	Development Coordination Manager	Development Review Committee	Historic Preservation Manager	Historic Preservation Commission	Arch. Review Comm. Barrio Latino Comm.	Variance Review Board	Hearing Officer	Hillsborough Planning Commission	City Council
Discretionary Approvals										
LDC text amendment	2.5.1	S				<R^>			R	<D>
Euclidean zoning map amendment*	2.5.2	S				<R^>				<D>
Planned development zoning map amendment*	2.5.3	S	S			<R^>				<D>
Historic district and landmarks designation*	2.5.4			S	<R>					<D>
S-2 special use permit**	2.5.5	S	S			R^				<D>

Article 2: Administration

Section 2.3 Review, Advisory, and Decision-Making Bodies and Persons

- Establishes and identifies each body that reviews, makes recommendations, makes decisions, and hears appeals in this LDC

Article 2: Administration

Section 2.3 Review, Advisory, and Decision-Making Bodies and Persons

- Establishes and identifies each body that reviews, makes recommendations, makes decisions, and hears appeals in this LDC

Development Coordination Manager

Development Review Committee

Historic Preservation Manager

Article 2: Administration

Section 2.3 Review, Advisory, and Decision-Making Bodies and Persons

- Establishes and identifies each body that reviews, makes recommendations, makes decisions, and hears appeals in this LDC

Development Coordination Manager
Development Review Committee
Historic Preservation Manager

Historic Preservation Commission
Architectural Review Commission
Barrio Latino Commission
Variance Review Board

Article 2: Administration

Section 2.3 Review, Advisory, and Decision-Making Bodies and Persons

- Establishes and identifies each body that reviews, makes recommendations, makes decisions, and hears appeals in this LDC

Development Coordination Manager
Development Review Committee
Historic Preservation Manager

City Council
Hearing Officer

Historic Preservation Commission
Architectural Review Commission
Barrio Latino Commission
Variance Review Board

Article 2: Administration

Section 2.3 Review, Advisory, and Decision-Making Bodies and Persons

- Regulations establish (as relevant):
 - Duties
 - Membership (number of members, who appoints, eligibility requirements)
 - Basic rules of procedure
 - Meeting requirements & quorum
- Most staff decision-making authority granted to Development Coordination Manager, who can delegate

Article 2: Administration

Section 2.4 Standard Application Requirements and Procedures

- Establishes basic rules that apply to most applications

1. Pre-Application Conference
2. Application Submission and Determination of Completeness
3. Staff Review and Action
4. Notice and Public Hearings

5. Public Hearing Procedures
6. Advisory Body Hearing, Review, and Recommendation
7. Decision-Making Body Hearing, Review, and Decision
8. Post-Decision Limitations and Actions



Article 2: Administration

Section 2.4.1 Pre-Application Conference

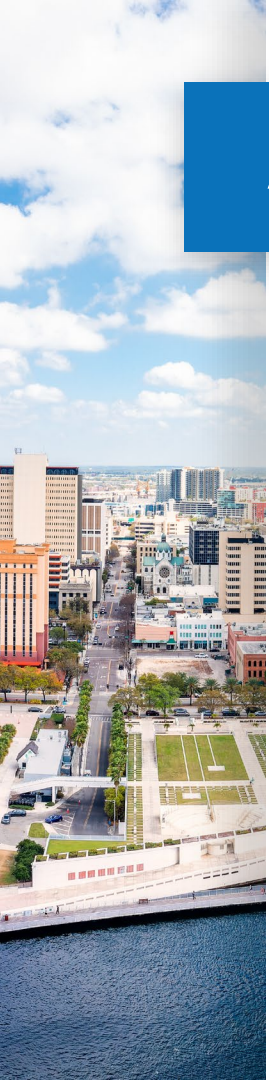
- Identifies application types for which a developer is required to meet with City staff before submitting an application
- Purpose is to provide early feedback about submission requirements



Article 2: Administration

Section 2.4.2 Application Submission and Determination of Completeness

- Establishes general rules around submitting applications
- City staff determines whether application is complete and ready for review



Article 2: Administration

Section 2.4.3 Staff Review and Action

- Sets forth general requirement for staff to review applications and, in some cases, make a recommendation
- For applications where staff makes the decision, sets general rules for decision-making and 120-day time limit for making decision

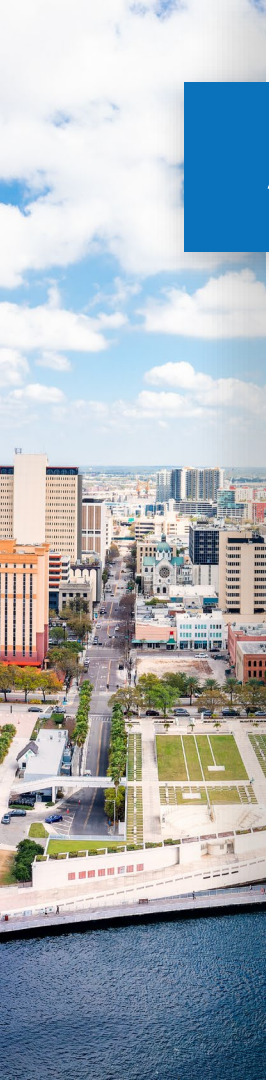
Article 2: Administration

Section 2.4.4 Notice and Public Hearings

- Sets general notice requirements
 - Incorporates existing Good Neighbor notice requirements
- Identifies type of public hearing (legislative or quasi-judicial)

Table 2.4.4-B: Summary of Public Notification Requirements

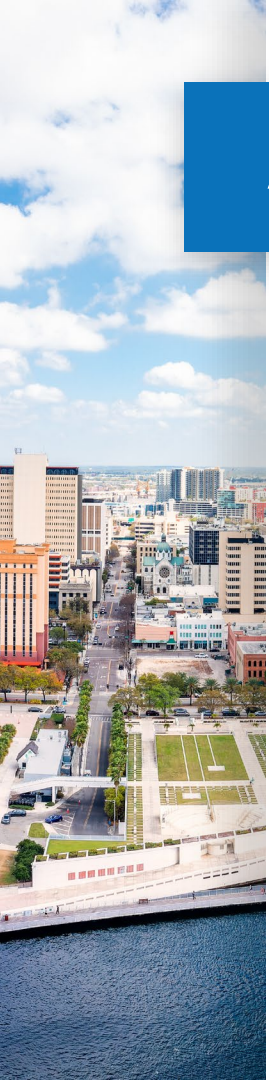
Review Procedure	Notice Type	
	Mailed Notice	Posted Notice
Certificate of appropriateness		
Certificates of appropriateness, including major or relocation or demolition of historic property; sign placement; historic sign restoration, rehabilitation, or reconstruction, or grand tree removal permit (Section 2.5.10, Section 2.5.12, Section 2.5.29, Section 2.5.31, or Section 2.5.20)	Notice of applicable historic commission hearing mailed at least 30 days prior to hearing to owners of property within 300 feet of subject property and registered participating organizations	Notice of applicable historic commission hearing posted at least 30 and not more than 60 days prior to hearing
Emergency review of demolition applications (Section 2.5.15)	Notice of HPC hearing mailed at least 30 days prior to hearing Notice of City Council hearing mailed at least 10 days prior to hearing to applicant for demolition permit, property owner of the subject site or land upon which the subject building, structure, or object is located on, and Historic Preservation Manager	Notice posted at least 30 and not more than 60 days prior to HPC hearing

An aerial photograph of a city skyline, likely New York City, showing a river in the foreground, a park area, and various city buildings under a blue sky with clouds.

Article 2: Administration

Section 2.4.5 Public Hearing Procedures

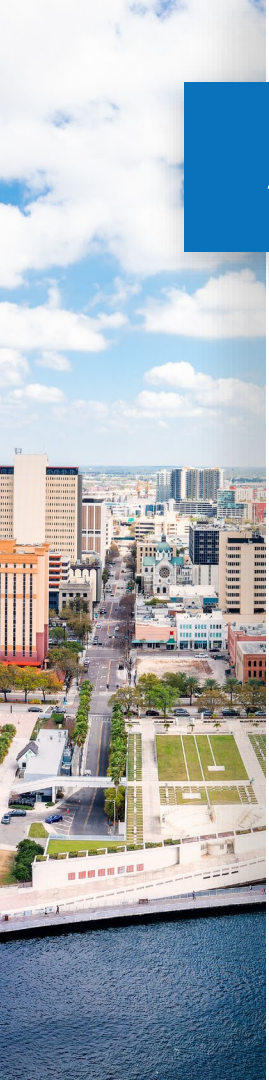
- References applicable Rules of Procedure for all advisory and decision-making bodies that are holding public hearings



Article 2: Administration

Section 2.4.6 **Advisory Body Hearing, Review, and Recommendation**

- Sets forth general responsibilities that advisory board hold any required public hearing and make a recommendation on the application



Article 2: Administration

Section 2.4.7 Decision-Making Body Hearing, Review, and Decision

- Sets forth general responsibilities that decision-making body hold any required public hearing and make a decision on the application
- Establishes general rules for conditions of approval
- Identifies effect of approval and disapproval of application



Article 2: Administration

Section 2.4.8 Post-Decision Limitations and Actions

- Basic rules regarding:
 - Expiration of approval (if specific type of application does not set a different rule)
 - How approval can be modified
 - Process for appealing decision
- Notes that any decision for which no further appeal is available may be appealed in accordance with state law

Article 2: Administration

Section 2.5 Application-Specific Review Procedures

- Establishes specific rules for each individual type of application
- Follows the same organization as the general procedures
- Each procedure includes:
 - A purpose statement
 - Statement of **when procedure applies**
 - Illustrative **flowchart**
 - **Step-by-step procedures**, including deviations from standard procedures
 - **Decision-making standards** for each application

Article 2: Administration

Section 2.5 Application-Specific Review Procedures

Figure 2.5.2-A: Euclidean Zoning Map Amendment Procedure



Figure 2.5.34-A: Variance Procedure



Article 2: Administration

Section 2.5 Application-Specific Review Procedures

(2) Application Submission and Determination of Completeness⁷⁶

Applicable, see Section 2.4.2.

(3) Staff Review and Action

Applicable, see Section 2.4.3. In addition, the Development Review Committee shall review the application and make a recommendation to the Manager.

(4) Notice and Public Hearings

Applicable, see Section 2.4.4.

(5) Advisory Board Hearing, Review, and Recommendation

Except for S-2 special use permit applications for alcoholic beverage accessory or temporary uses, applicable, see Section 2.4.6, for an application on a historic property, where the Barrio Latino Commission (BLC) or Architectural Review Commission (ARC), as applicable as determined by the Manager, shall review and evaluate the application, and make a recommendation for how best to preserve the historical integrity and appearance of the site.

(6) Decision-Making Body Hearing, Review, and Decision

Applicable, see Section 2.4.7. In addition:

- (a) The City Council shall hold one quasi-judicial public hearing, in accordance with Section 2.4.5. The applicant, or the applicant's authorized agent, shall appear in support of the application at the public hearing. The applicant or authorized agent's failure to appear, absent good cause shown, may be grounds for considering the application withdrawn.
- (b) The City Council shall review the application and make a decision in accordance with the decision-making standards in subsection D below and Section 2.4.7. The City Council's decision shall be one of the following:
 - (i) Approve the application;
 - (ii) Approve the application with modifications and/or conditions of approval; or
 - (iii) Disapprove the application.
- (c) The City Council's decision to approve an S-2 special use permit application may include waivers to the use-specific standards that apply to the proposed use in Article 4: Use Regulations, if the City Council finds that the application, after granting the waiver(s), is consistent with the applicable decision-making standards set forth in subsection D below.



Article 2: Administration

Section 2.5: Key Changes to Application-Specific Procedures

- + Administrative adjustment replacing alternative design exception
- + Hearing Officer for certain appeals

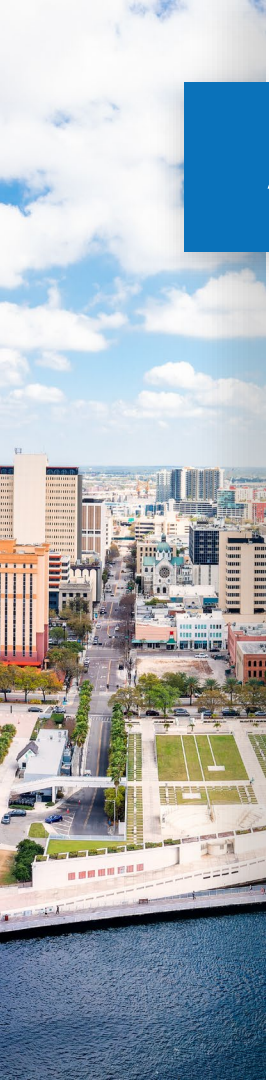
Article 2: Administration

Administrative Adjustment

- Design exceptions eliminated, replaced with more restrictive **administrative adjustment** procedure
- Limited numerical adjustments
- Proposed maximums are initial suggestions and are subject to change

Table 2.5.35-A: Allowable Administrative Adjustments

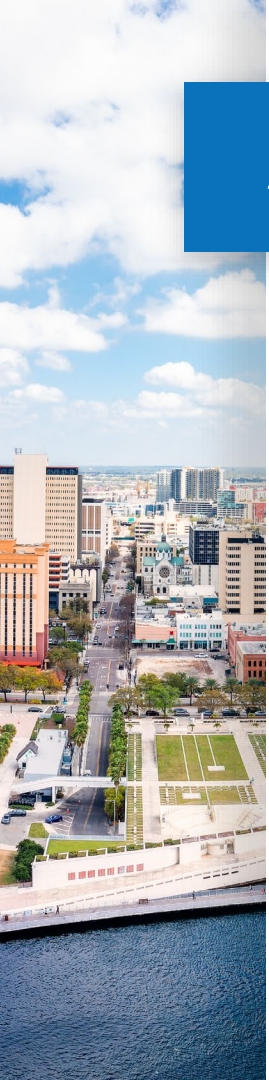
Standard	Maximum Adjustment (Percentage)
Lot width, minimum	5
Front setback, minimum	10
Build-to line, minimum or maximum	10
Side setback, minimum	10
Corner setback, minimum	10
Rear setback, minimum	10
Height, maximum	5
Encroachment into setback, maximum	20
Minimum wetland buffer required ¹⁶¹	20

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 lake). The city features various buildings, including a prominent church with a tall steeple, and a mix of urban development. The sky is blue with scattered white clouds.

Article 2: Administration

Administrative Adjustment Procedure

- Applicant must show adjustment:
 - Better supports purpose of district, compensate for aspect of site, or protects natural resources or trees
 - Will not have negative impact on nearby property or affect its character
 - Will improve quality of development
 - Will not burden public utilities
- Only listed adjustments are permitted
- All other adjustments require a variance/public hearing



Article 2: Administration

Appeal Procedure

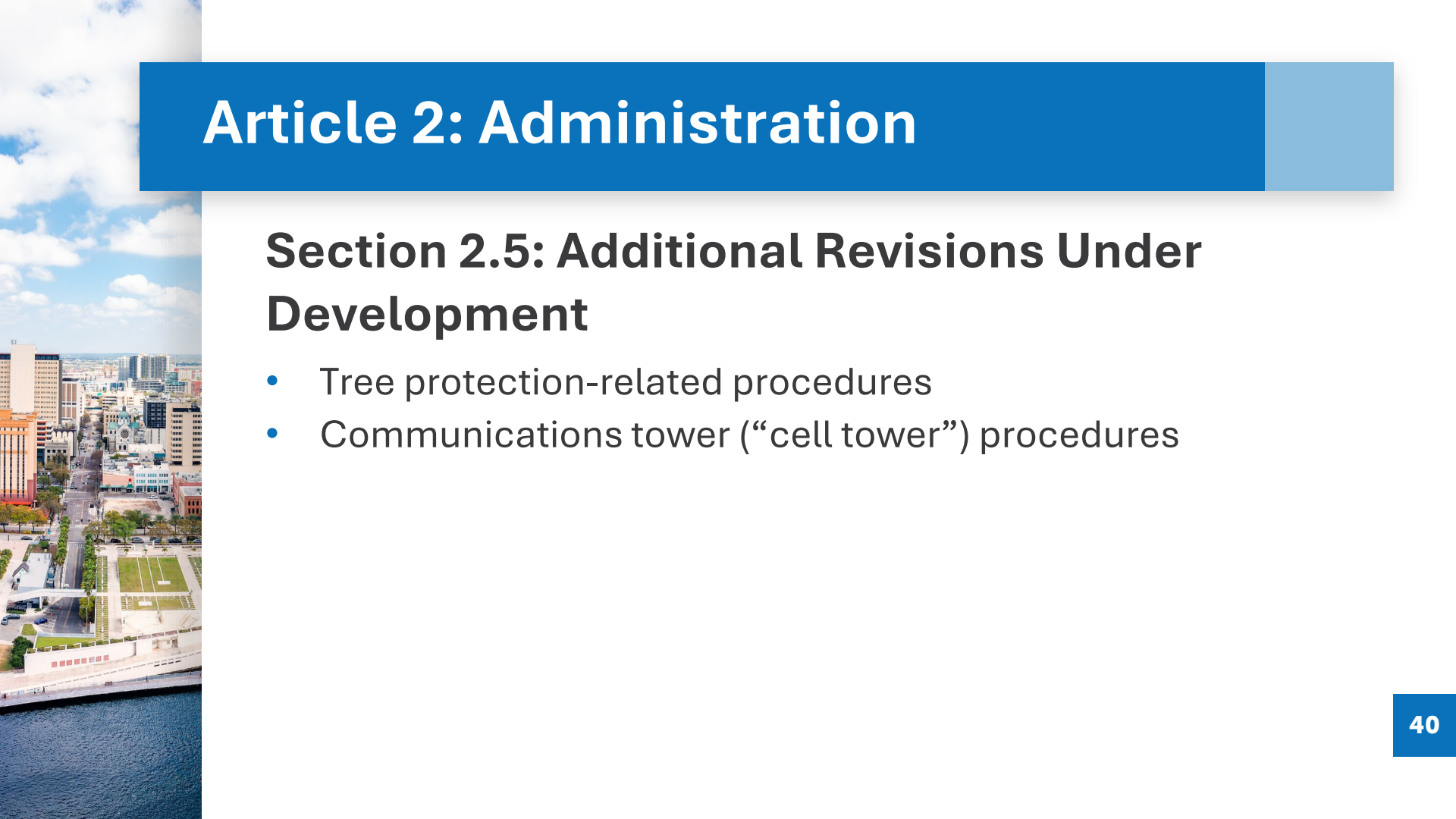
- Certain appeals now heard by Hearing Officer
 - Certificates of appropriateness
 - S-2 special use permits
 - Design district review (CBD)
 - Administrative adjustment
- City Council will hear appeals on:
 - Vested rights determinations
 - PD-A detailed site plans (“incremental review”)
 - Reasonable accommodations
 - “Formal” interpretations of LDC

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). The city features a mix of low-rise and mid-rise buildings, including some with distinctive architectural styles. A large green field or park area is visible in the middle ground. The sky is blue with scattered white clouds.

Article 2: Administration

Section 2.5: Key Changes to Application-Specific Procedures

- Updated decision-making standards for greater clarity
- New list of changes that constitute a “minor modification” for Special Use-2 permits that staff can authorize
- One procedure for certificates of appropriateness (currently, two)
- One procedure for variances (currently, three)



Article 2: Administration

Section 2.5: Additional Revisions Under Development

- Tree protection-related procedures
- Communications tower (“cell tower”) procedures

Installment 2 Engagement

- Installment 2 released October 1
- **Next meetings: Thursday, October 29**
 - **Advisory team follow-up meeting (in-person)**
 - **Public forum**
 - Both meetings at Hanna
- Written comments welcomed



Update on Installment 1

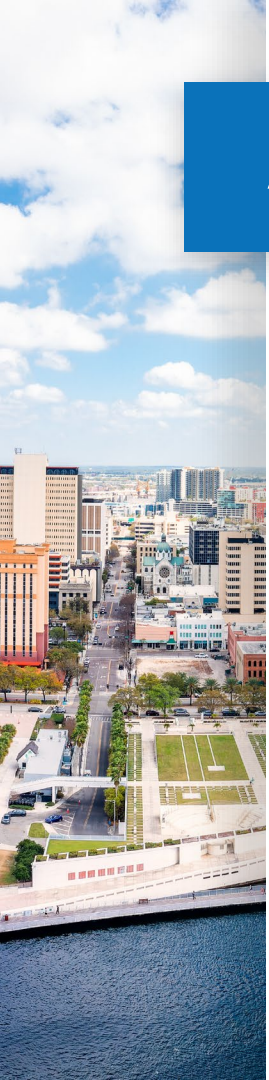
- We've heard you!
- **Tampa Forward has had robust engagement so far**



More than 1,000 emails +
questionnaire responses



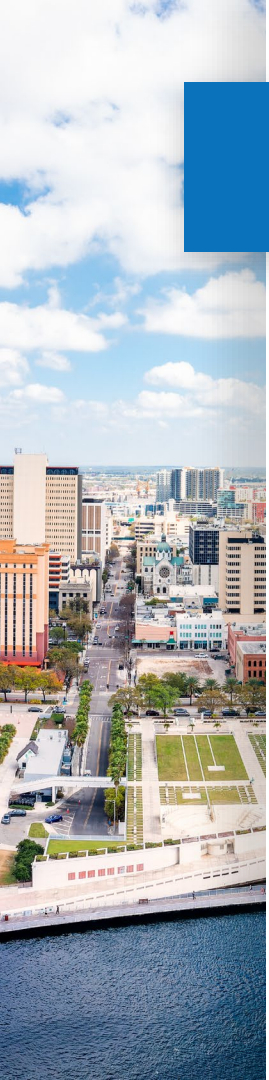
Public forum at Hanna + four
neighborhood meetings led by
City staff (avg. 50 attendees)

An aerial photograph of the Tampa city skyline, showing various buildings, streets, and a waterfront area with a body of water in the foreground.

Article 2: Administration

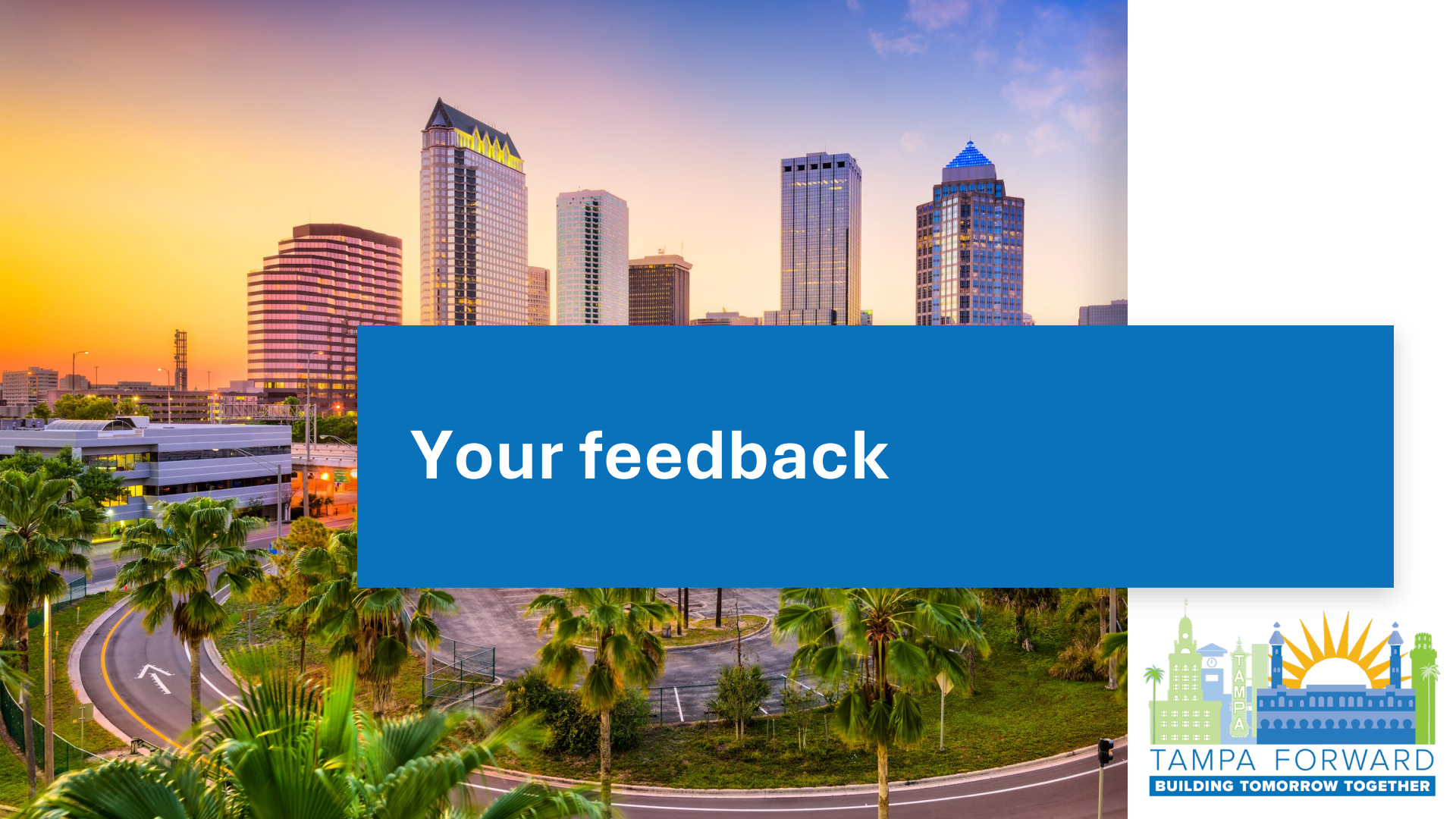
Some key themes from public engagement:

- Consolidation of R-50 and R-60 into RSU and allowing new housing options
- Consolidation of CG and CI districts
- Limitations on PD and PD-A
- Impacts of development on infrastructure
- Needs of Tampa's industrial sites

An aerial photograph of a city skyline, likely New York City, showing a mix of high-rise and mid-rise buildings, a large park area, and a river in the foreground. The image is partially obscured by a blue banner at the top.

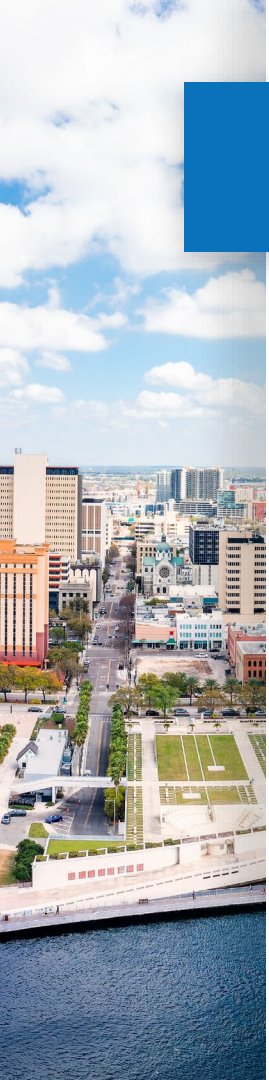
Update on Installment 1

- Trying to address:
 - **Allowing more housing options** where more density makes sense
 - **Increasing predictability** while respecting **need for flexibility**
- City staff continuing to work through changes to include in:
 - **Article 3: Zoning Districts**
 - **Article 4: Use Regulations**

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 top. The sky is a mix of orange, pink, and blue. In the foreground, there are palm trees and a curved road.

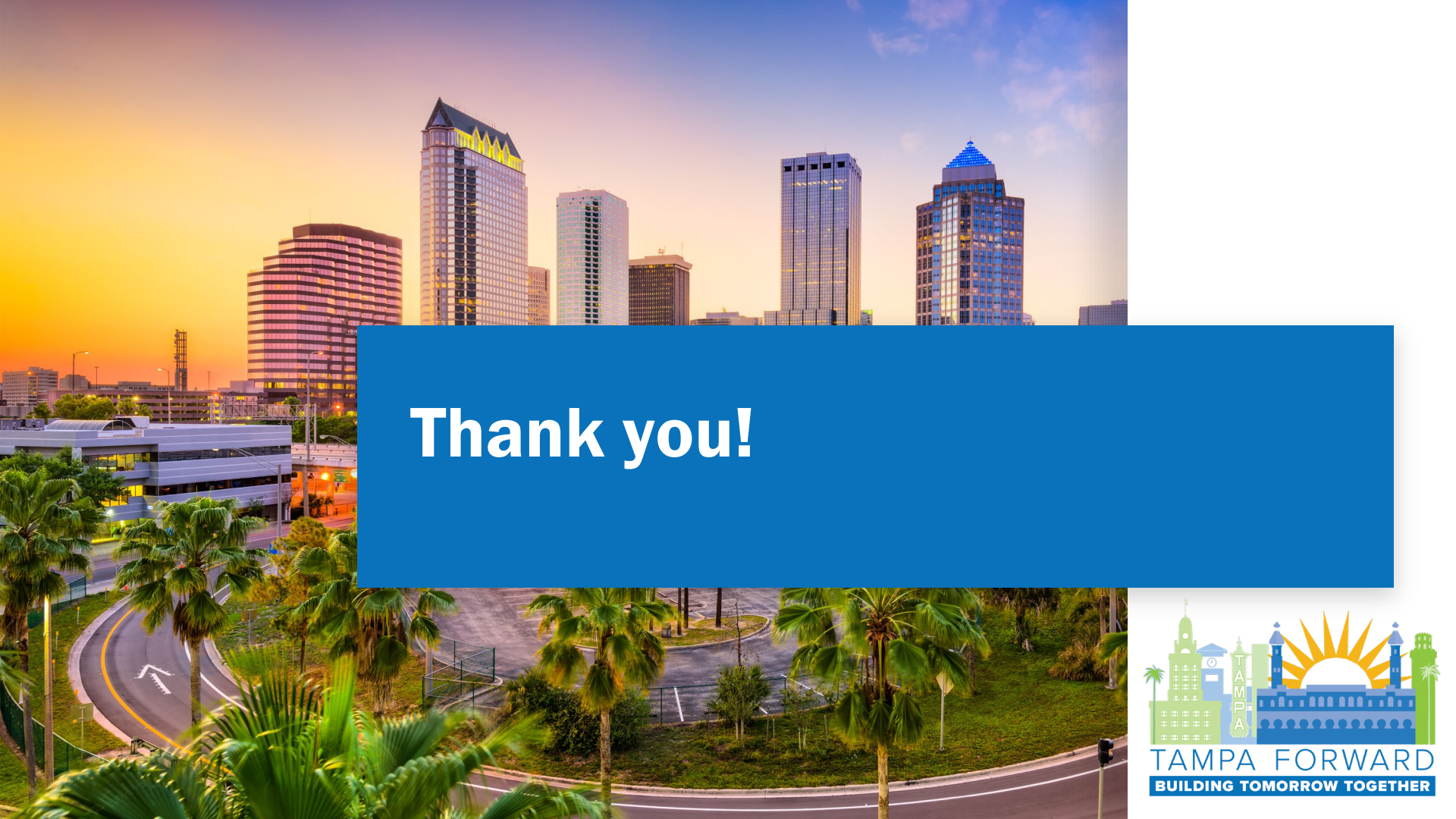
Your feedback



An aerial photograph of a city skyline, likely Chicago, showing a mix of high-rise and mid-rise buildings, a large green park area, and a body of water in the foreground. The sky is blue with scattered white clouds.

Next Steps

- Installment 3 being drafted, portions already being reviewed
- City and Clarion collaborating on revisions to Installment 1 (Zoning Districts and Uses) and, following engagement, Installment 2
- Updated drafts, testing, and start of adoption process expected in **2027**

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

Thank you!

