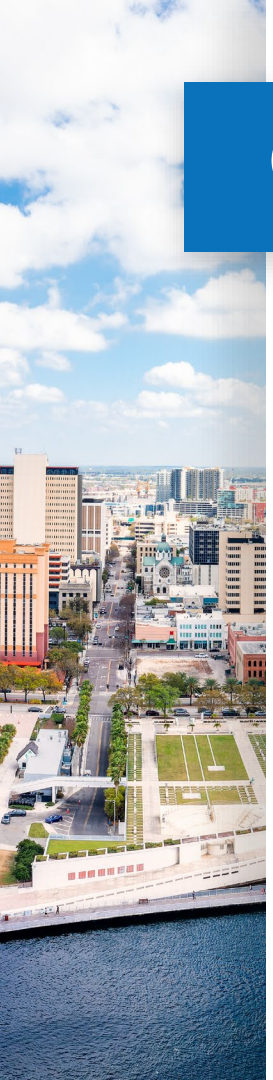


Tampa Updated LDC Installment 2 Public Meeting

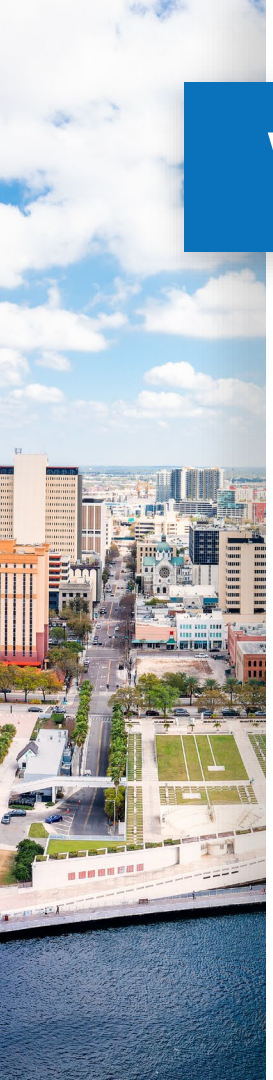
October 29, 2026

TAMPA FORWARD
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Overview of Presentation

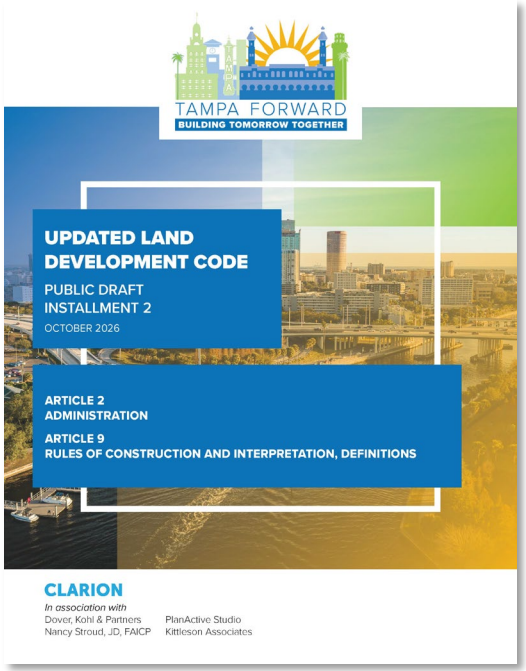
- **Tampa Forward:** Project Overview and Schedule
- **Installment 2 of the Updated LDC:**
  - Overview and Organization
  - Article 2: Administration
- **Update on Installment 1** (Zoning Districts & Uses)
- **Your Input:** Comments and Questions
- **Next Steps:** Your Review and Feedback

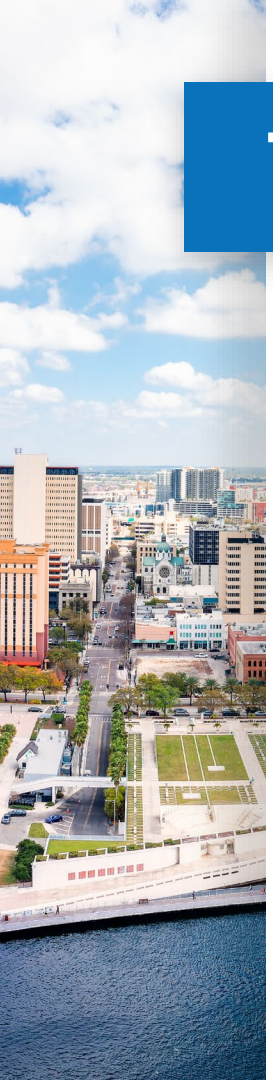


Where to Find Installment 2

Download from Tampa Forward Website

Tampa.gov/tampaforward





The Clarion Team

CLARION

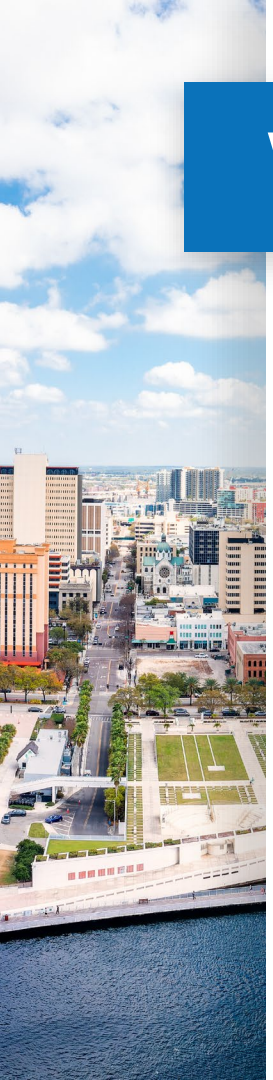
Assisted by subconsultants with national expertise on issues important to the update: corridor planning and context sensitive regulations, mobility and transportation; public engagement, the law, and design

DOVER, KOHL & PARTNERS
town planning

KITTELSON & ASSOCIATES

PlanActive Studio
collaborate.innovate.engage.reform

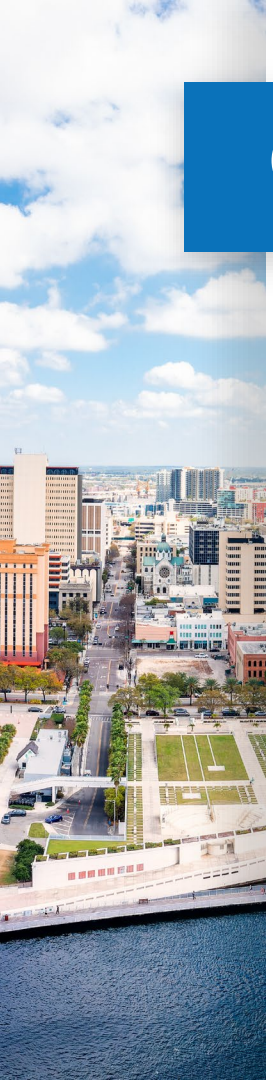
Nancy E. Stroud, PA



Work Program and Schedule

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

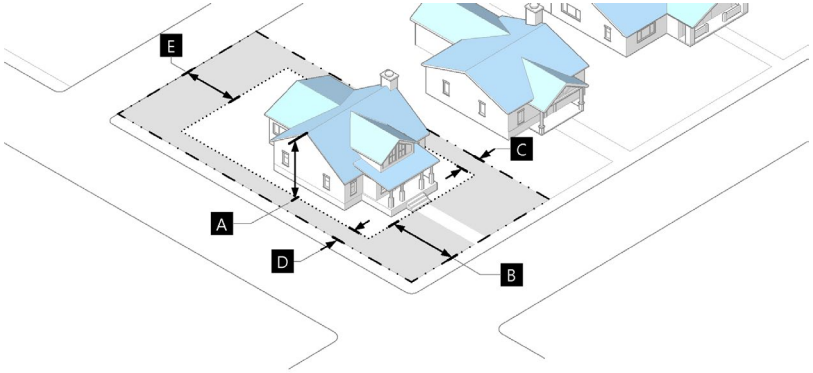
We are here

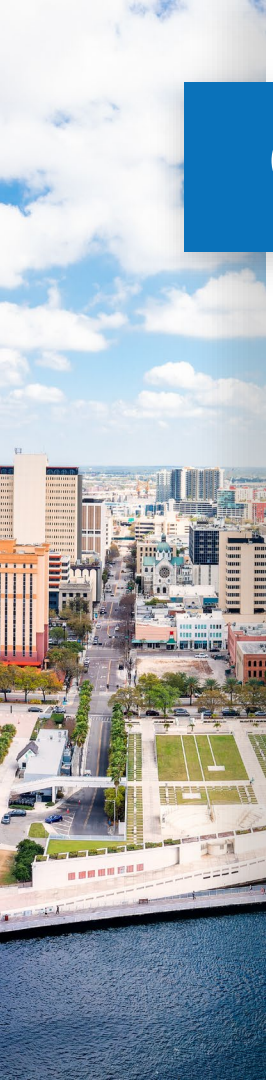


Overview of Tampa Forward

Rewrite of the Land Development Code

- Rules and procedures for use of land in Tampa
- LDC determines how land can be used (such as a home or an office building)
- Dimensional standards (height, setbacks)
- Development standards (parking, trees, landscaping)
- Procedures (rezoning, variances)

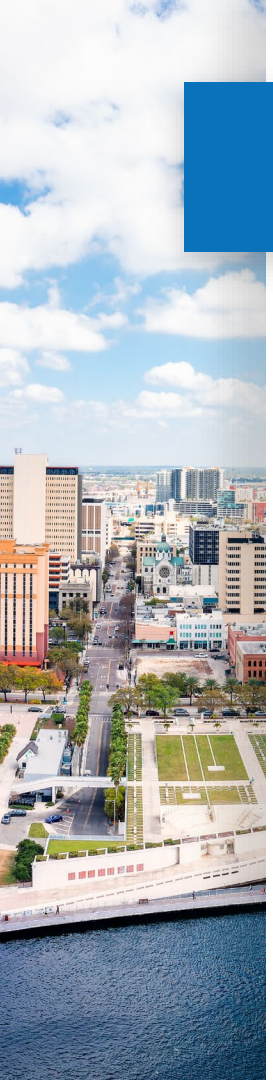




Outcome of Tampa Forward

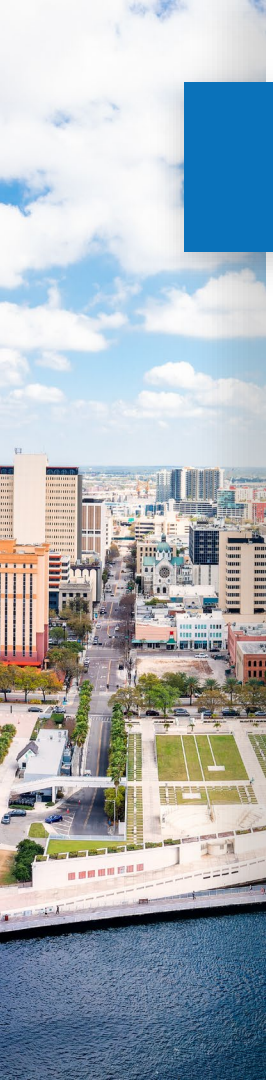
Entirely New Land Development Code

- New organization
- Text rewritten to be more clear
- Easier to understand and update in the future
- Updated to meet Tampa's priorities, including those in the newly adopted 2045 Comprehensive Plan



New LDC Organization

Article	Article Name
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

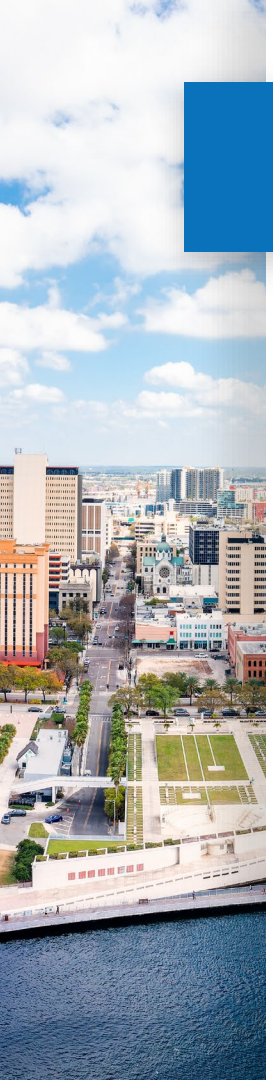


New LDC Drafted in Installments

Installment 1
Zoning Districts and Use Regulations

Installment 2
Administration

Installment 3
Development Standards

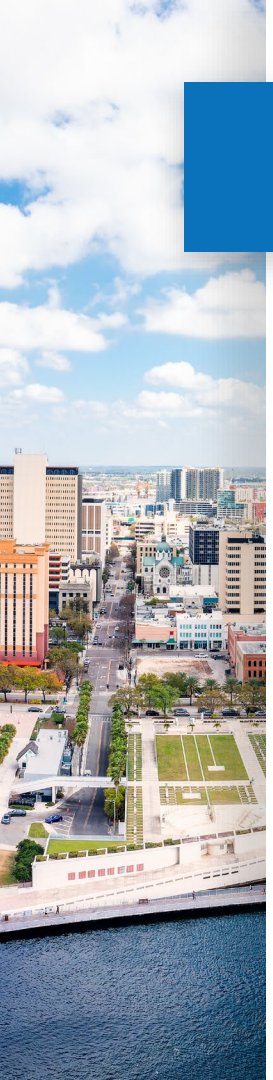


Discussion of Installment 2 Today

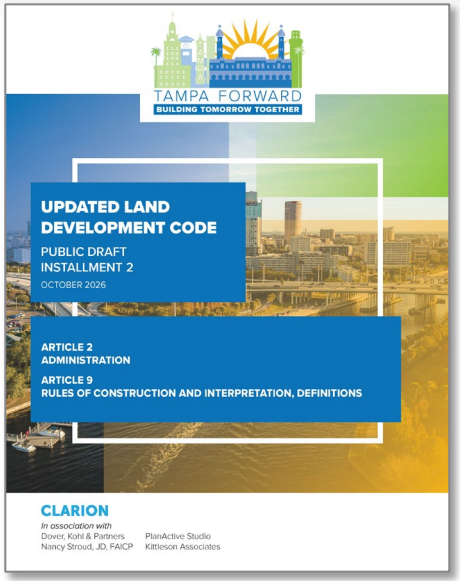
Installment 1
Zoning Districts and Use Regulations

Installment 2
Administration

Installment 3
Development Standards

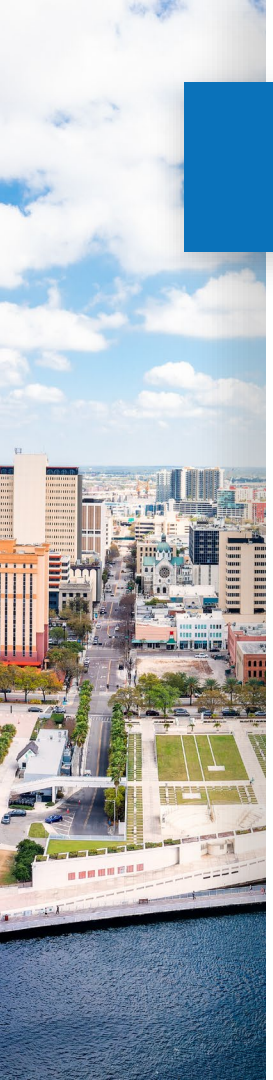


Installment 2



Installment 2
Administration

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



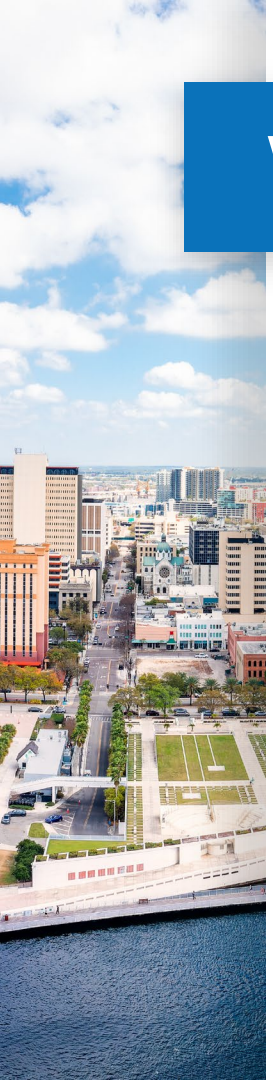
New LDC Drafting Process

Step 1: Drafting

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

Step 2: Engagement

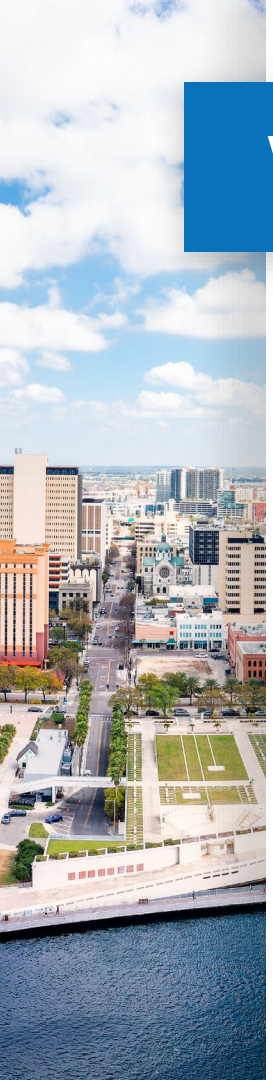
- Public release of draft
- Meetings with Advisory Team
- Public forum and opportunity for comment
- Additional engagement



What Installment 2 Includes

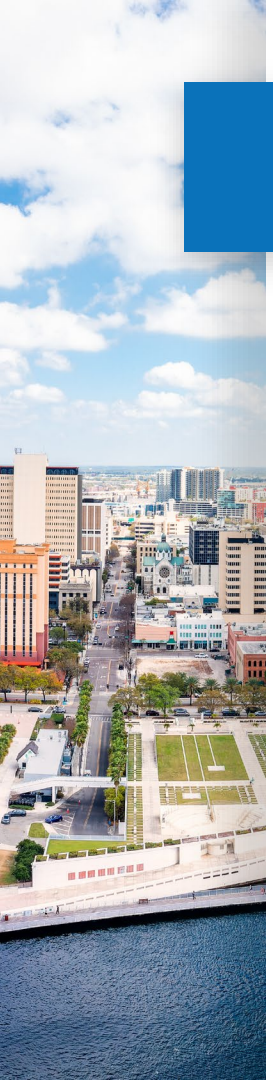
Article 2: Administration

- Fully updated and reorganized set of development review and approval procedures
- Cleans up and clarifies many existing procedures
- Includes targeted changes based on public, staff, and stakeholder feedback



What Installment 2 Does Not Include

- **Zoning Districts and Uses:** These provisions were delivered in Installment 1
- **Additional provisions** being delivered in Installment 3
  - **Development Standards** (Article 5: 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

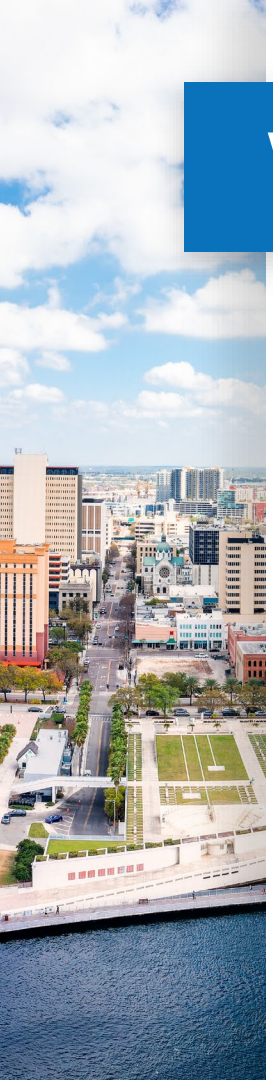


Reviewing Installment 2

Review tip: Read the footnotes

- Identify what is new, and what is carried forward
- Discusses rationale behind some of the revisions
- 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.



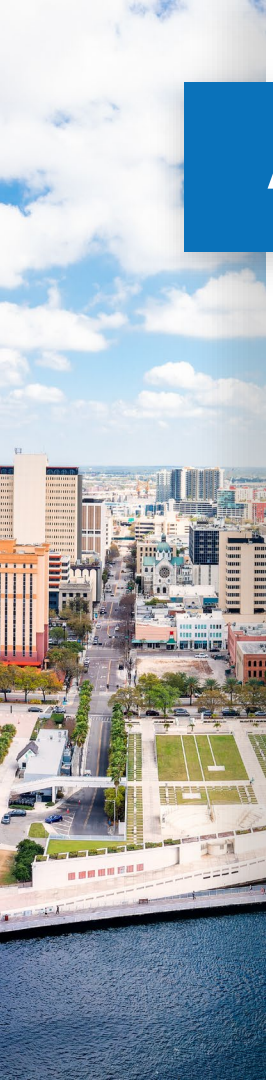
We want to hear from you

- 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



Review of Installment 2: Administration

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BUILDING TOMORROW TOGETHER



Article 2 Goals

- Reorganize and simplify
- Consistent organization
- Eliminate technical detail
- Support overall project goal for more predictability in development process
- Ensure updated LDC supports existing City processes and procedures that work well

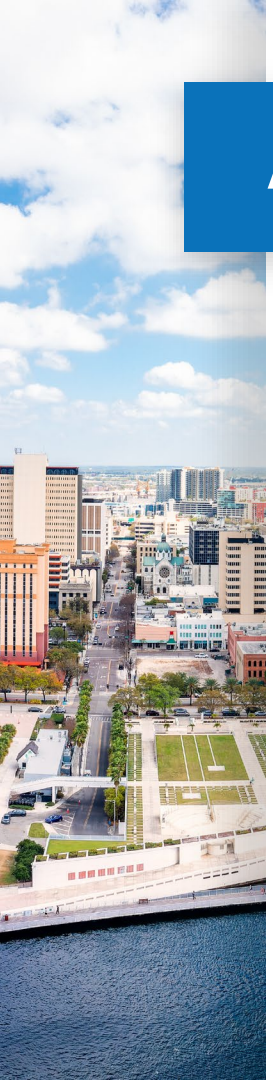
Table 2.2-A: Summary Table of Development Review Procedures

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 Key Changes

Two Most Significant Changes

- **Hearing Officer** (new) to hear certain appeals
- **Alternative design exceptions** eliminated, replaced by more limited **administrative adjustment** procedure

- We will discuss these later in the presentation

Article 2 Organization

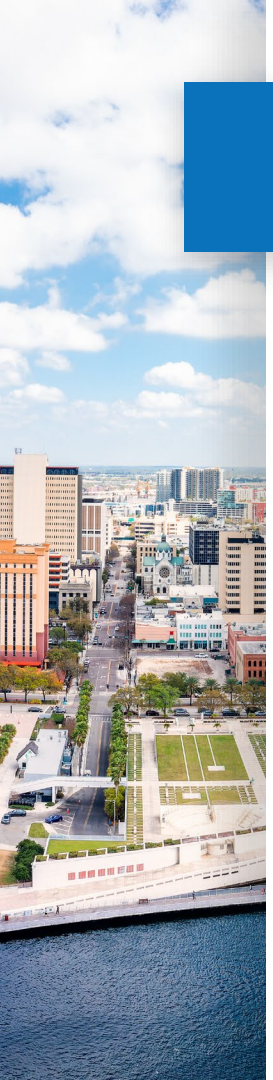
Article 2	Table of Contents
Section 2.1	Purpose and Organization
Section 2.2	Summary Table of Development Review Procedures
Section 2.3	Review, Advisory, and Decision-Making Bodies and Persons
Section 2.4	Standard Application Requirements and Procedures
Section 2.5	Application-Specific Review Procedures



Section 2.2: Summary Table

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 relevant LDC section



Example of Summary Table

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**

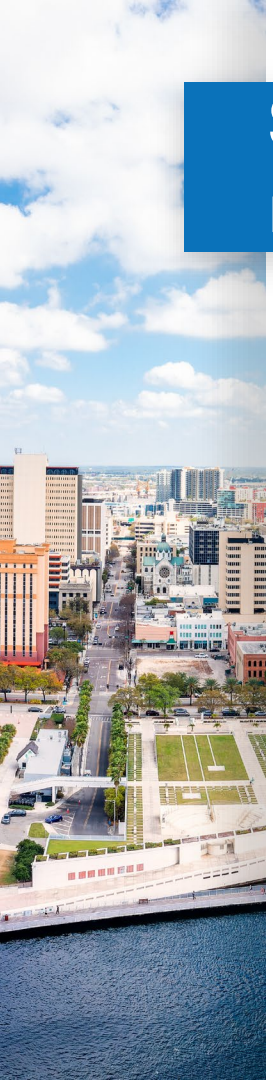
Review Procedure	Section	Development Coordination Manager	Development Review Committee	Historic Preservation Manager	Historic Preservation Commission	Arch. Review Comm. Barrio Latino Comm.	Variance Review Board	Hearing Officer	Hillsborough Planning Commission	City Council
Discretionary Approvals										
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>



Section 2.3 Overview

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
- New section that consolidates provisions from throughout the current LDC
- All use a consistent format
- Clearly establishes roles for each person and body



Section 2.3 Staff, Review, and Decision-making Bodies

Staff

- Development Coordination Manager
- Development Review Committee
- Historic Preservation Manager

Decision-Making and Appeal Bodies

- City Council
- Hearing Officer

Appointed Bodies

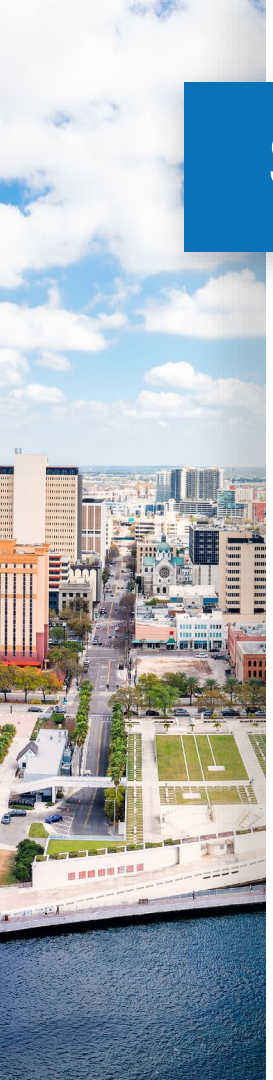
- Historic Preservation Commission
- Architectural Review Commission
- Barrio Latino Commission
- Variance Review Board



Section 2.4: General Procedures

Section 2.4	Standard Application Requirements and Procedures

- Establishes basic rules that apply to most applications
- Replaces and consolidates duplicate information in current LDC
- Consistent with City practice and state law

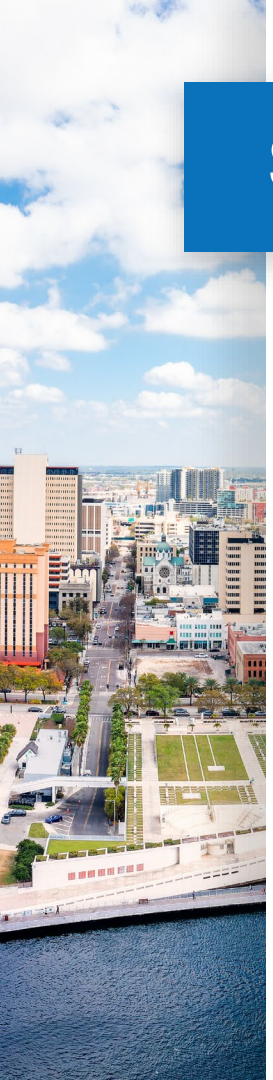


Section 2.4: First Four Procedures

- Section 2.4.1: **Pre-Application Conference**
- Section 2.4.2: **Application Submission and Determination of Completeness**
- Section 2.4.3: **Staff Review and Action**
- Section 2.4.4: **Notice and Public Hearings**

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



Section 2.4: Second Four Procedures

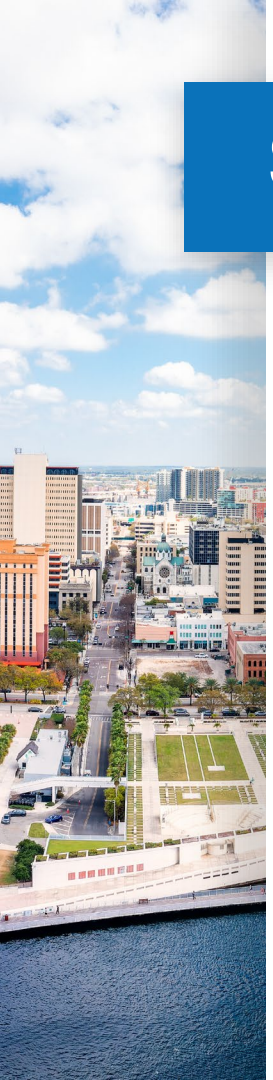
- Section 2.4.5: **Public Hearing Procedures**
- Section 2.4.6: **Advisory Body Hearing, Review, and Recommendation**
- Section 2.4.7: **Decision-Making Body Hearing, Review, and Decision**
- Section 2.4.8: **Post-Decision Limitations and Actions**



Section 2.5: Specific Procedures

Section 2.5	Standard Application Requirements and Procedures

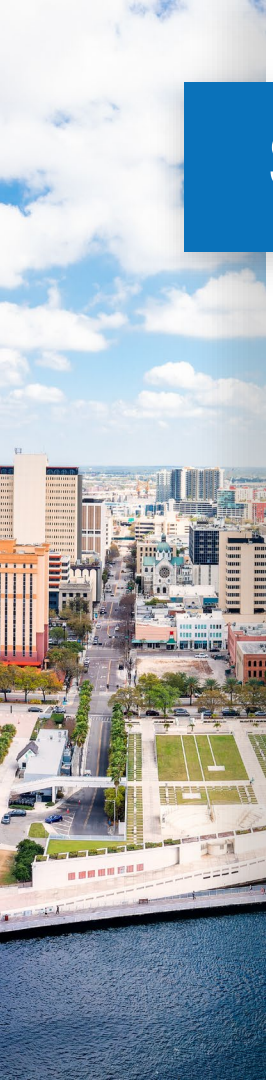
- Establishes specific process for each individual type of application
- Follows the same organization as the general procedures



Section 2.5 Procedure Organization

Each procedure organized the same way and includes:

- Purpose statement
- Statement of **when procedure applies**
- Illustrative **flowchart**
- **Step-by-step procedures,** including deviations from standard procedures
- **Decision-making standards** for each application



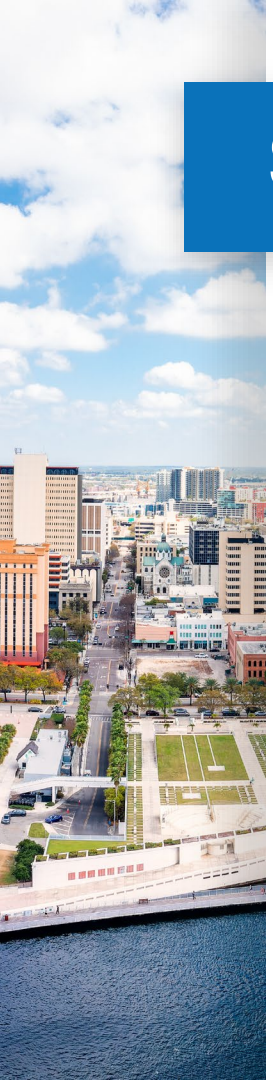
Section 2.5 Flowcharts

Figure 2.5.2-A: Euclidean Zoning Map Amendment Procedure



Figure 2.5.34-A: Variance Procedure





Section 2.5 Sample Procedure (1 of 2)

S-2 Special Use Permit

(2) Application Submission and Determination of Completeness[76]

Applicable, see Section 2.4.2.

(3) Staff Review and Action

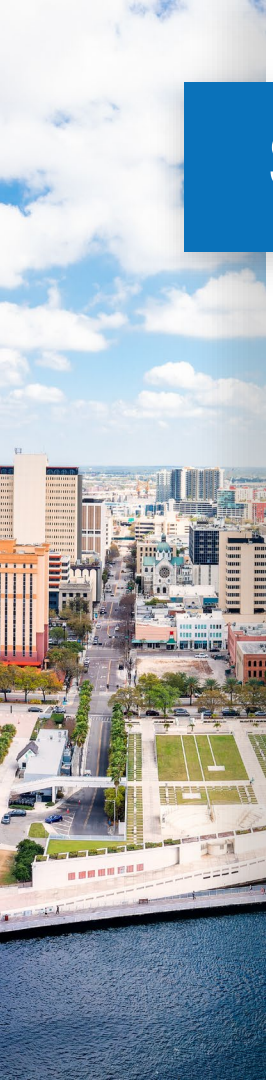
Applicable, see Section 2.4.3. In addition, the Development Review Committee shall review the application and make a recommendation to the Manager.

(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.



Section 2.5 Sample Procedure (2 of 2)

(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 appeal, absent good cause shown, may be grounds for considering the application withdrawn.

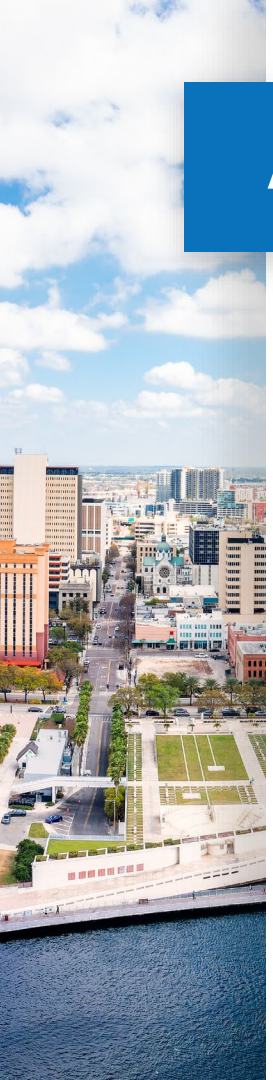
(b) The City Council shall review the application and make a decision in accordance with the decision-making standards in subsection D below and Section 2.4.7. The City Council's decision shall be one of the following:

(i) Approve the application;

(ii) Approve the application with modifications and/or conditions of approval; or

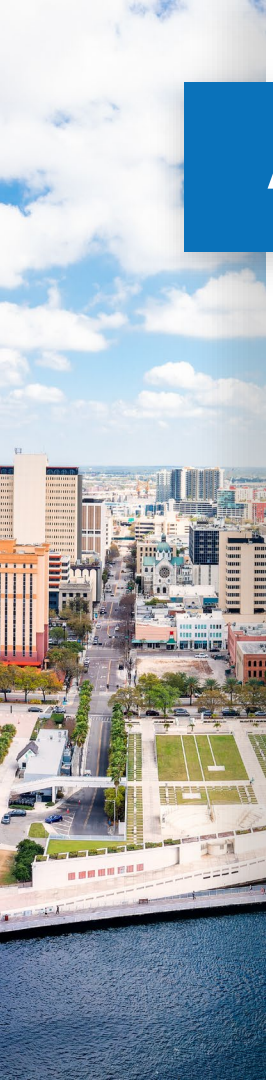
(iii) Disapprove the application.

(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 Recap of Key Changes

- **Hearing Officer** (new) to hear certain appeals
- **Alternative design exceptions** eliminated, replaced by more limited **administrative adjustment** procedure



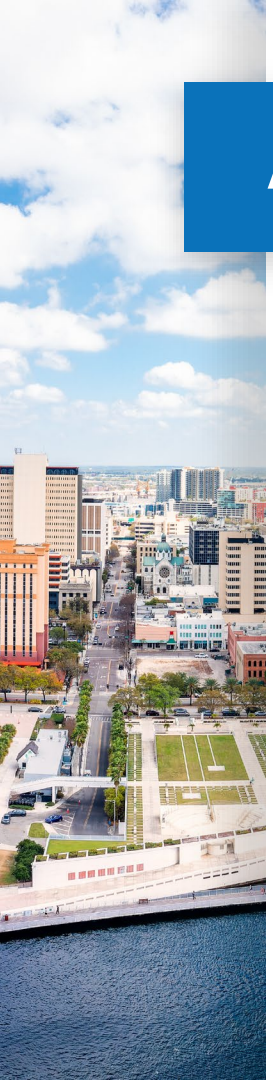
Article 2 Hearing Officer Proposal

Project Goals

- Provide more precise standards that reduce the number of appeals
- Give City Council more time to set land use policy goals, and less time on specifics of individual development applications

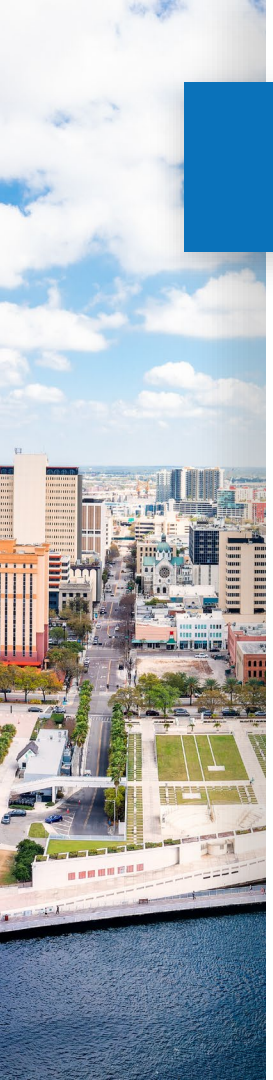
Proposal

- Assign certain appeals to impartial Hearing Officer to hear and decide



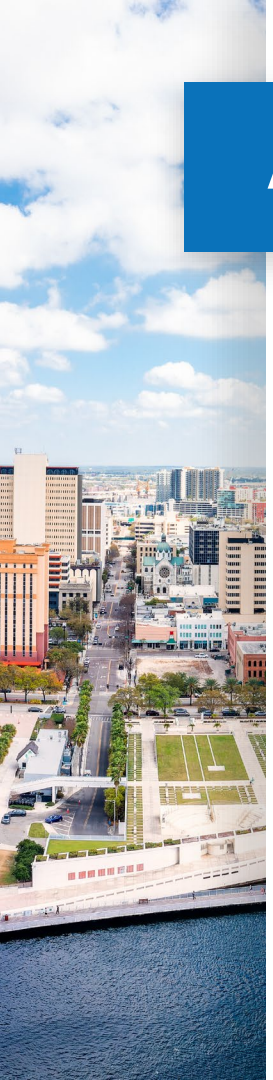
Article 2: Who Decides Appeals

- **Hearing officer would hear appeals for**
  - Certificates of appropriateness
  - S-1 special use permits
  - Design district review (CBD)
  - Administrative adjustment
- **City Council would hear appeals for**
  - Vested rights determinations
  - PD-A detailed site plans (“incremental review”)
  - Reasonable accommodations
  - “Formal” interpretations of LDC



Hearing Officer: Need Your Input

- **These are preliminary proposals**
  - No decision has been made
  - Would like feedback from public, stakeholders, and City Council
- Set of applications appealed to City Council vs Hearing Officer can change
- **No substantive changes in decision-maker are proposed for procedures other than appeals**



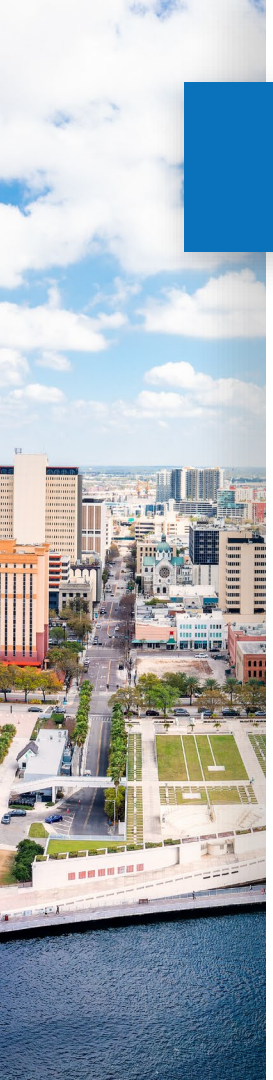
Article 2 Administrative Adjustment

New procedure replaces Alternative Design Exceptions

- Allows limited adjustments by staff to LDC standards
- **More restrictive** than alternative design exception
- Proposed maximums are initial suggestions and are subject to change

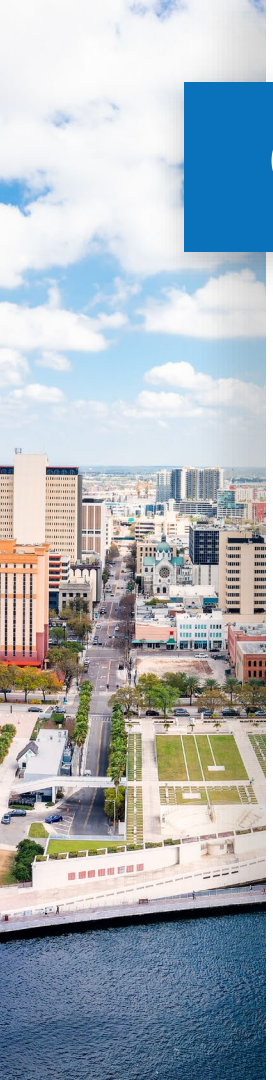
Table 2.5.35-A: Allowable Administrative Adjustments

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



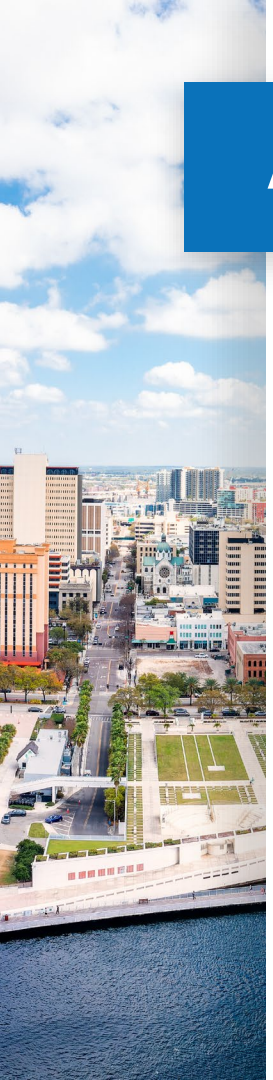
How Admin. Adjustment Will Work

- **To obtain approval, applicant must show that requested 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 (with hearing) from VRB, BLC, or ARC



Other Article 2 Changes

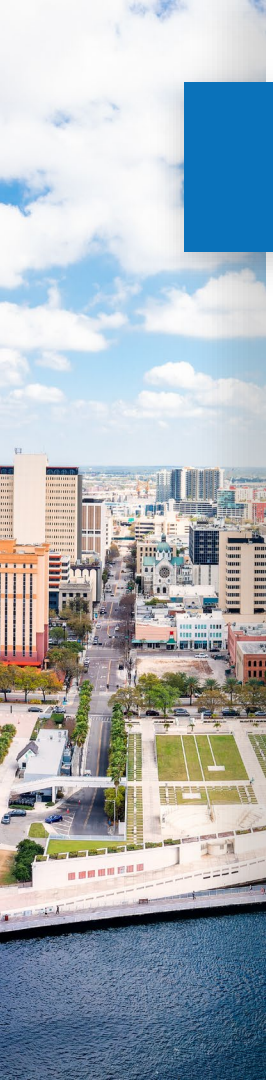
- Updated decision-making standards for greater clarity
- New list of changes that constitute a “minor modification” for Special Use-2 permits that staff can authorize
- One procedure for certificates of appropriateness (currently, two)
- One procedure for variances (currently, three)



Article 2 Changes in Future Drafts

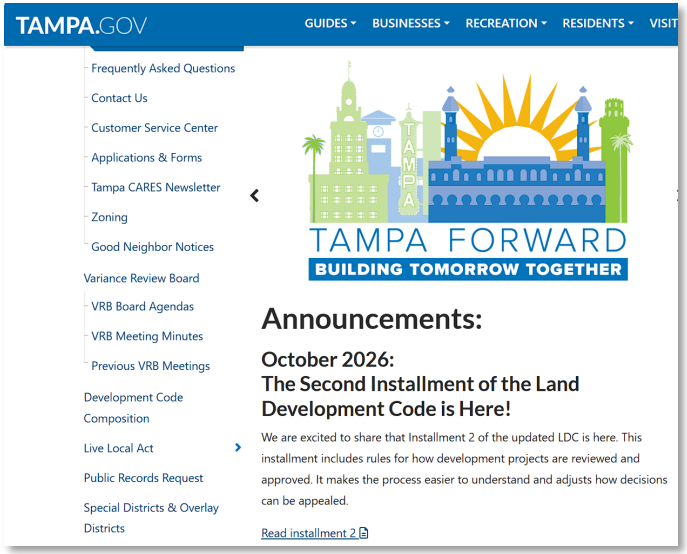
Team still preparing updated procedures for:

- Tree protection and mitigation standards
- Communications towers (“cell towers”)

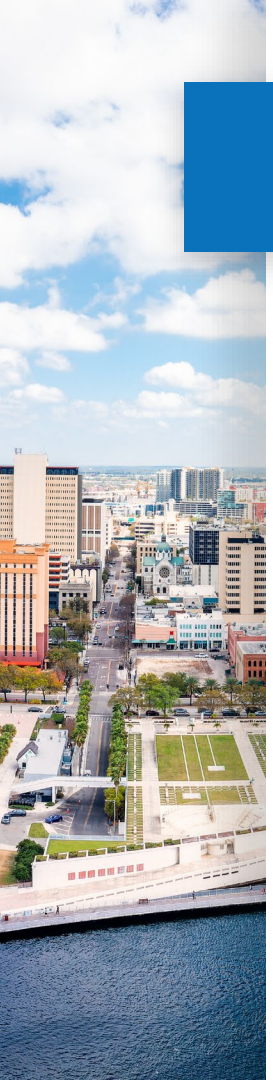


Installment 2 Engagement

- Installment 2 released **October 1** and available on Tampa Forward website
- Meetings held with Tampa Forward Advisory Team on October 2 and this morning
- Written comments welcomed
- Email or survey form on website



Tampa.gov/tampaforward

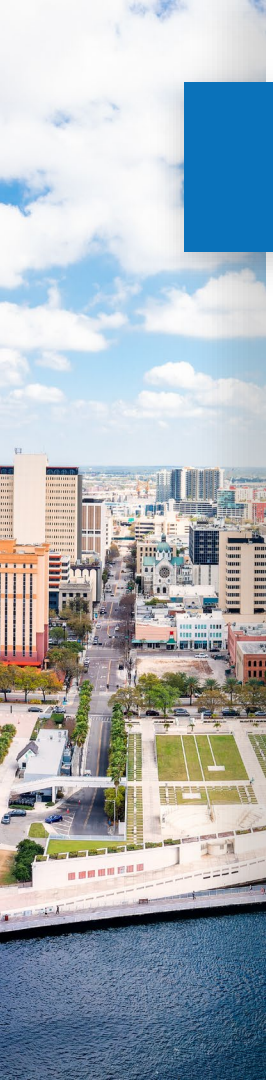


Installment 1 Feedback

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

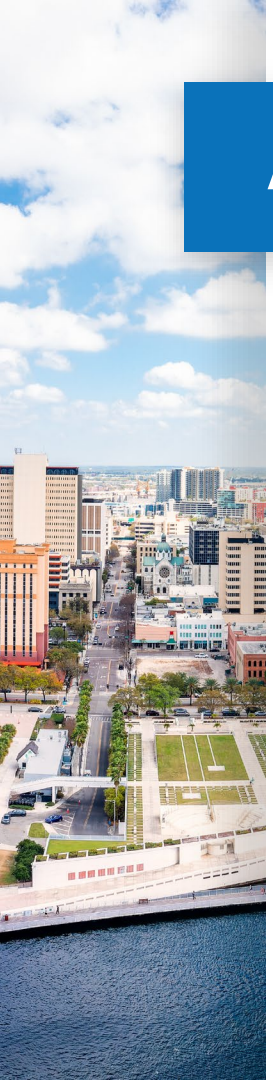
More than 1,000 emails + questionnaire responses

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



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



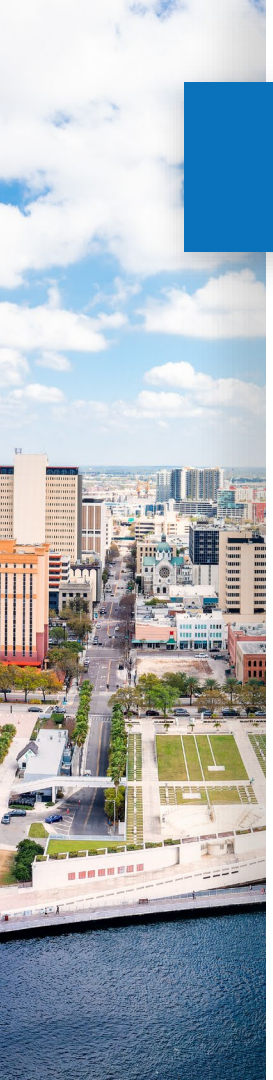
Addressing Feedback on Installment 1

- 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**



Your feedback

TAMPA FORWARD
BUILDING TOMORROW TOGETHER



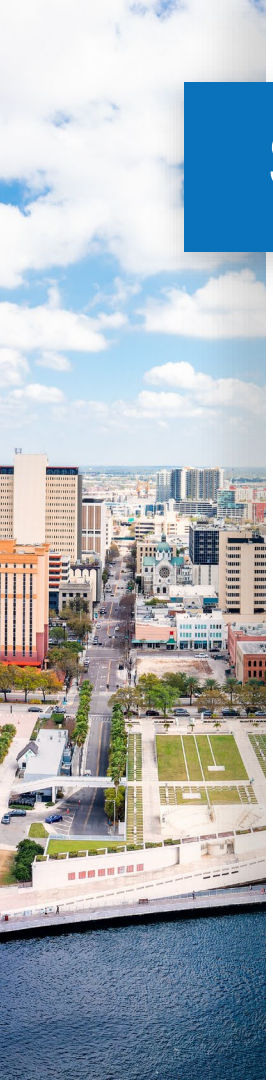
Next Steps

- 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**



Thank you!

TAMPA FORWARD
BUILDING TOMORROW TOGETHER



Section 2.2 Example

2.3.6 Barrio Latino Commission[18]

The Barrio Latino Commission (BLC) is hereby established in accordance with the following:

A. Membership and Organization

(1) Membership and Requirements

(a) The BLC shall consist of seven members and two alternate members. Four members and one alternate member shall be appointed by the Mayor and approved by the City Council. Three members and one alternate member shall be appointed by the City Council.

B. Powers and Duties

The BLC shall have the responsibilities as authorized and empowered by this LDC and the Florida Certified Local Government Guidelines, published by Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation, and serve as the architectural review board for land in the Ybor City Historic District. Specifically, the BLC shall have the following powers and duties under this LDC:

(1) To adopt rules of procedure for the conduct of its meetings;

(2) To report violations of the City's historic preservation regulations to the appropriate City department for action;