

**Tampa LDC Update  
Public Kickoff Meeting**

**September 16, 2024**





# Overview of Presentation

- **Who we are:** The Clarion Team
- **Getting the job done:** Project Scope
- **Being transparent:** Public Engagement/Advisory Team
- **Your thoughts:** Initial Survey Responses
- **Priorities:** What are Important Project Goals?
- **Your input:** Comments and Questions

# The Clarion Team



**31 Years**  
of effective land use solutions



**200+**  
adopted development codes

## Recent Code Experience

- ✓ **Prince George's County, MD** | Zoning Ordinance & Subdivision Regulations
- ✓ **Colorado Springs, CO** | Unified Development Code
- ✓ **Charleston, SC** | Zoning Ordinance Rewrite
- ✓ **Norfolk, VA** | Zoning Ordinance Rewrite
- ✓ **Cobb County, GA** | Unified Development Code
- ✓ **Daytona Beach, FL** | Land Development Code
- ✓ **Maitland, FL** | Land Development Code
- ✓ **Estero, FL** | Land Development Code
- ✓ **Columbia, SC** | Comprehensive Plans and Zoning Ordinance updates



**CRAIG RICHARDSON, ESQ.**  
PROJECT DIRECTOR



**GEOFF GREEN, ESQ., AICP**  
PROJECT MANAGER

**MATT GOEBEL, ESQ., AICP**  
PRINCIPAL ADVISOR

**CHRISTIAN SCHMIDT, AICP**  
ASSOCIATE

**ADDIE SHERMAN**  
GRAPHICS AND MARKETING  
COORDINATOR

# The Clarion Team

DOVER, KOHL & PARTNERS  
town planning

## Responsibilities

Development of context-sensitive corridor regulations and design related issues

## Project Experience

- ✓ **Bradenton, FL** | Form-Based Code
- ✓ **Kendall, FL** | Downtown Form-Based Code
- ✓ **Henrico County, VA** | Form-Based Alternative Overlay Districts
- ✓ **Albany, NY** | Sustainable Development Ordinance (Form-Based Districts)
- ✓ **Charleston, SC** | Zoning Ordinance Update (Form-Based Districts)

KITTELSON  
& ASSOCIATES

## Responsibilities

Parking, mobility, circulation, complete streets, transportation issues

## Project Experience

- ✓ **Tampa, FL** | Multiple projects, including Tampa M.O.V.E.S Mobility Plan
- ✓ **Somerville, MA** | Somerville by Design
- ✓ **Charleston, SC** | Zoning Ordinance Update
- ✓ **Raleigh area, NC** | S-Line TOD Study

# The Clarion Team



## Responsibilities

Code assessment, zone districts, public engagement

## Project Experience

- ✓ **Fort Lauderdale, FL** | Fort Lauderdale Design Manual
- ✓ **Maitland, FL** | Land Development Code
- ✓ **Apopka, FL** | Land Development Code
- ✓ **St. Pete Beach, FL** | Pass-A-Grille Zoning Overlay

## Nancy E. Stroud, PA

## Responsibilities

Legal counsel, development review procedures

## Project Experience

- ✓ **Miami, FL** | Miami 21
- ✓ **Miami Beach, FL** | Resiliency Code
- ✓ **Estero, FL** | Land Development Code
- ✓ Extensive experience litigating land use cases



# Advisory Team

## **Includes broad cross-section of representatives from:**

- Neighborhoods
- Development community
- Affordable housing
- Tree and landscaping
- Architecture and land use
- Engineering

## **Purpose**

- Remain engaged throughout project
- Review work products and provide comments and suggestions
- Serve as resource for community



# Project Scope

# Project Scope





**April 2024  
to  
September 2024**



## **Key tasks**

- Review of current code, Comprehensive Plan, other City plans
- Meeting with City staff, and elected officials
- Reconnaissance of City, with staff

## **Community Engagement**

- Launch of **Tampa Forward** website
- Project kick-off survey
- Meetings with stakeholders, neighborhood leaders, developer representatives, and environmental representatives
- Public forum



**September 2024  
to  
January 2025**



## **Key tasks**

- Preparation of Code Assessment
  - What works well and doesn't work well
  - Whether Code meets City's goals
  - Roadmap for drafting of updated Code

## **Community Engagement**

- Online survey
- Meetings with stakeholders, advisory team, and others
- Public forum



**December 2024  
to  
January 2026**



## **Key tasks**

- Draft new Code, in three separate installments
- Development of plan and design standards for Corridor Segments

## **Community Engagement**

After the release of each installment:

- Online survey
- Meetings with stakeholders, neighborhood leaders, and others
- Public forum



**January 2026  
to  
February 2026**



## **Key tasks**

- Test new Code “on the ground”
- Purpose: Confirm new code is achieving community’s desired development goals

## **Community Engagement**

- Presentation of result of six case studies
- Meetings with stakeholders, neighborhood leaders, and others
- Public forum



**February 2026  
to  
April 2026**



## **Key tasks**

- Receive input and direction from City Council about changes that need to be made to Installment Drafts
- Prepare Public Hearing Draft of new Code for adoption hearings

## **Community Engagement**

- Workshop(s) and public hearings before Planning Commission and City Council



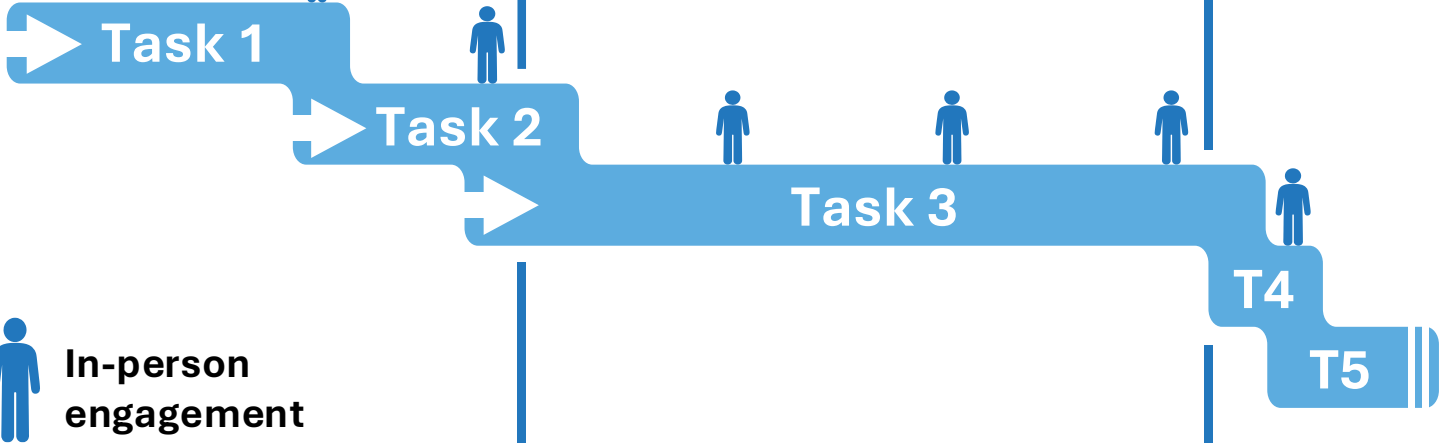
- 1** PROJECT INITIATION AND ORIENTATION
- 2** LAND DEVELOPMENT CODE ASSESSMENT
- 3** DRAFT UPDATED LAND DEVELOPMENT CODE
- 4** TEST UPDATED LAND DEVELOPMENT CODE
- 5** PUBLIC HEARING DRAFT OF LAND DEVELOPMENT CODE

April 2024

We are here

2025

2026





# Community Engagement

# Community Engagement

## Transparency is a key goal

### Engagement at project milestones

- Project kickoff (now)
- Code Assessment
- Following release of updated Code installments
- Testing of updated code

### Different methods of engagement

- Online
- In-person meetings
- Other engagement preferences identified during project



#### Community Survey

Please take this brief survey to share your knowledge and thoughts on the current land development code along with suggestions on how we can continue to move Tampa forward together.

Are you familiar with the City of Tampa's Land Development Code?

Yes  No  Unsure

Do you agree or disagree with the following statements about the code and how it is working:

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
It is easy to navigate, read, and comprehend	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Project Website

- Sign up for project updates
- Register for upcoming meetings
- Participate in surveys and provide comments/feedback
- Access background documents and draft work products
- Read frequently asked questions about the project
- Contact information

**TampaForward@tampagov.net**



**tampa.gov/TampaForward/**





# Initial Survey Responses

# Initial Survey Responses

Available on the project's website  
and [tampa.gov](http://tampa.gov)

- As of Wednesday: **531** responses
- Survey will remain open until **October 1**



# Initial Survey Responses

	Agree or Strongly Agree	Disagree or Strongly Disagree
Is the current LDC <b>easy to navigate, read, and comprehend?</b>	6%	54%
Does the current LDC <b>result in quality development?</b>	8%	67%
Is Planned Development zoning <b>overused?</b>	45%	19%
Are <b>design exceptions and waivers overused?</b>	64%	18%
Does the current LDC lead to <b>unpredictable outcomes?</b>	64%	15%

# Initial Survey Responses

How well does the LDC address the following issues:	Well or Very Well	Poorly or Very Poorly
Housing affordability	6%	73%
Parking	6%	67%
Form and design of development	7%	59%
Mobility options	4%	60%
Trees and natural resource protection	8%	67%
Site landscaping	8%	52%

# Initial Survey Responses

How well does the LDC address the following issues:	Well or Very Well	Poorly or Very Poorly
Signs	12%	32%
Exterior lighting	13%	26%
Coastal resilience	7%	60%
Public input on development applications	10%	62%
Code enforcement	10%	52%

# Initial Survey Responses

Rank the following priorities for the new LDC	Average rank	# of times ranked first
Preserve character of existing neighborhoods	<b>3.9</b>	<b>126</b>
More missing middle housing options	<b>4.2</b>	<b>53</b>
More affordable housing opportunities	<b>4.4</b>	<b>134</b>
More bicycle/pedestrian infrastructure	<b>5.7</b>	<b>41</b>
Promote mixed-use development	<b>5.8</b>	<b>30</b>
Better tree protection standards	<b>6.1</b>	<b>45</b>
Increase predictability of development review process	<b>6.3</b>	<b>22</b>

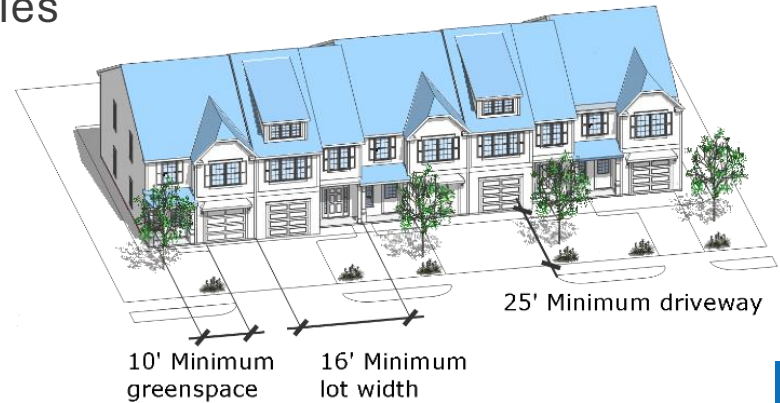


**Priorities: What are the Important Project Goals?**

# Potential Goal: Make Code More User-Friendly

## Simplify and improve organization

- Use clear and precise language—“plain English”
- Improve organization
- Eliminate internal inconsistencies and ambiguity
- Add graphics and illustrations
- Redesign tables
- Enhance page layout and document design



# Tampa LDC zoning districts

## Sec. 27-156. - Official schedule of district regulations.

- (a) *Schedule of statements of purpose and intent.* The following array presents for the several districts the statements of purpose and intent applicable to each district.
- (1) *Single-family residential districts.* Single-family districts provide for detached residential housing development on a variety of lot sizes in accordance with the Tampa Comprehensive Plan. Accessory uses, compatible related support uses for residential development and special uses are also permitted.
    - a. RS-150 residential single-family. This district provides areas primarily for low density single-family detached dwellings on spacious lots, wherein a property owner may obtain reasonable assurance of compatible development.
    - b. RS-100 residential single-family. This district provides areas primarily for low density single-family detached dwellings similar to those provided for in the RS-150 residential single-family district, but with smaller minimum lot size requirements.
    - c. RS-75 residential single-family. This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150 and RS-100 residential single-family districts, but with smaller minimum lot size requirements.
    - d. RS-60 residential single-family. This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150, RS-100 and RS-75 single-family districts, but with smaller minimum lot size requirements.
    - e. RS-50 residential single-family. This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150, RS-100, RS-75 and RS-60 single-family districts, but with smaller minimum lot size requirements.
    - f. PD and PD-A planned development districts approved primarily for single-family residential uses.
  - (2) *Multiple-family residential districts.* The following multiple-family districts provide for residential development at a variety of densities in accordance with the Tampa Comprehensive Plan. Accessory uses, compatible related support uses to residential development and certain special uses are also permitted.
    - a. RM-12 residential multiple-family. This district provides primarily for low-medium density residential uses including single-family and two-family developments. Multiple-family development may be permitted through the special use permit procedure.
    - b. RM-16 residential multiple-family. This district provides primarily for low-medium density residential uses, similar to those provided in the RM-12 district, including single-family and two-family developments, at an increased density. Multiple-family development may be permitted through the special use permit procedure.
    - c. RM-18 residential multiple-family. This district provides primarily for low-medium density residential uses, similar to those provided in the RM-12 district, including single-family and two-family developments, at an increased density. Multiple-family development may be permitted through the special use permit procedure.
    - d. RM-24 residential multiple-family. This district provides primarily for medium density multiple-family residential development.
    - e. RM-35 residential multiple-family. This district provides primarily for medium-high density multiple-family residential development.
    - f. RM-50 residential multiple-family. This district provides primarily for high density multiple-family residential development.
    - g. RM-75 residential multiple-family. This district provides primarily for high density multiple-family residential development. Such high density residential structures shall be located in close proximity to regional shopping, employment and public transportation opportunities.
    - h. PD and PD-A planned development districts approved primarily for multiple-family residential uses.
  - (3) *Office districts.* Development of the following office and professional districts shall be in accordance with the Tampa Comprehensive Plan. They are intended to provide for a combination of office, institutional and residential uses, compatible special uses and compatible related support uses under the provisions of this chapter.
    - a. RO residential office. This district provides primarily for low density residential development and low intensity office uses compatible with residential neighborhoods. The district permits conversion of residential structures or the construction of new structures for office and related uses. In addition, this district may be used to provide a buffer between residential and more intensive commercial and office districts.
    - b. RO-1 residential office. This district provides primarily for low to low-medium density residential development and low-medium intensity office uses compatible with residential neighborhoods. This district would permit conversion of residential structures or the construction of new structures for office and related use.
    - c. OP office professional. This district provides primarily for institutional, professional and general office development of an intensity greater than the RO-1 residential office zoning district and less than the OP-1 office professional zoning district. This district shall be applied to land located along arterial and collector streets, as shown on the major street map.
    - d. OP-1 office professional. This district provides primarily for high intensity areas of institutional and professional and general office development, while allowing for limited retail and entertainment uses to permit mixed-use development within the district. This district shall be applied in areas of the city where specific nodes of intense office and mixed-use development are appropriate. The district shall be applied to land located along arterial or collector streets, as shown on the major street map.
    - e. PD and PD-A planned development districts approved primarily for office uses.

(4)

# Another community's zoning districts

## 2.5. RS-10: Single-Family Residential<sup>16</sup>

### A. Purpose

The RS-10 district is intended to accommodate and preserve medium-density single-family residential uses with limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between low- and medium-density single-family residential to higher-density residential zoning districts.

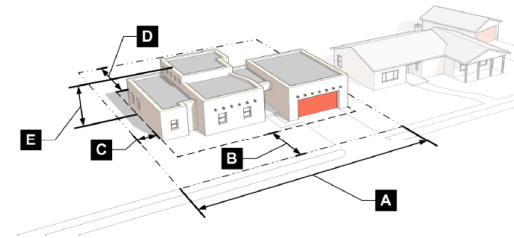
### B. RS-10 Lot and Building Standards

Lot Standards (minimum)	
<b>A</b> Width	80 feet [1]
Area	10,000 sq. ft. [2]
<b>Setbacks (minimum)<sup>17</sup></b>	
<b>B</b> Front	20 feet
<b>C</b> Side	7 feet [3]
<b>D</b> Rear	20 feet [4] <sup>18</sup>
<b>Height (maximum)</b>	
<b>E</b> Building height	22 ft. (See Sec. 2.23)
<b>Impervious Coverage (maximum)</b>	
Building coverage	40 percent
Total coverage	60 percent

### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Off-Street Parking	Section --
Landscaping	Section --

Notes:  
 [1] Currently 90 feet in RS-12  
 [2] Currently 12,000 sq. ft. in RS-12  
 [3] Currently 10 feet in RS-10b  
 [4] Currently 25 feet in RS-12 and RS-10a





# Potential Goal: Make Code More User-Friendly

**Clarify and improve transparency and predictability of development review and approval process**



An aerial photograph of a city skyline, likely St. Louis, Missouri, showing a mix of modern high-rise buildings and older structures. A river is visible in the foreground, and a large green field is situated in the middle ground. The sky is blue with scattered white clouds.

# Potential Goal: Modernize Zone Districts

**Update lineup of zone districts, and refresh use standards and regulations**

- **Better support the types of desired development**
- **Encourage revitalization of underinvested parts of the City**

# Potential Goal: Updated District Layout

Purpose Statement

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
1 Lot width, min. (ft) [1]	90
2 Front yard setback, min. (ft)	25
3 Side yard setback, min. (ft)	10
4 Rear yard setback, min. (ft)	10
5 Building height, max. (ft)	35
Living area, min. (sf)	1,800
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

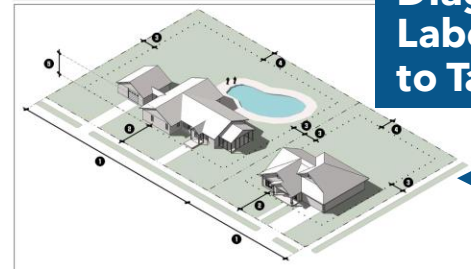


Diagram with  
Labels Linked  
to Table

#### (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 Landscape, 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 5.15 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

# Potential Goal: Modernize Development Standards

## Modernize development and design standards

- “Right-size” off-street parking requirements
- Enhance landscaping and tree protection standards
- Create standards to improve compatibility of infill development
- Add new neighborhood compatibility standards





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

# Your Input and Next Steps



- Online survey open through **October 1**
- Underway: Development of LDC Assessment
- Later this year: Public release of LDC Assessment

[TampaForward@tampagov.net](mailto:TampaForward@tampagov.net)

Project kickoff  
survey



Tampa Forward  
website





**Thank you for coming!**

