



EXECUTIVE SUMMARY

Meeting Date: October 8th, 2012
 Agenda Item: Tampa: Amendments to the Land Development Code
 (Chapter 27, Zoning)
 Presenter: Tony Garcia AICP ext. 332
 Action Necessary: Yes

SUMMARY:

This privately initiated amendment to the City’s Code of Ordinances Chapter 27 (Zoning) has been submitted by the City of Tampa’s Land Coordination Division, per motion of Tampa City Council to the Planning Commission for review. These text amendments are part of the City of Tampa’s Text Amendment Cycle to the City’s Code of Ordinances.

The Westshore Overlay District Development Standards were originally submitted to the Planning Commission as part of the January 2011 cycle of land development code amendments for the City of Tampa in May of 2012. The requested changes were reviewed by Planning Commission Staff and presented to the Planning Commission, which moved staff recommendation of consistency. The changes were subsequently adopted by Tampa City Council later that same month. This most recent request consists of very minor text changes to the Westshore Overlay District Development Standards.

RECOMMENDATION

Staff recommends that the Planning Commission finds the proposed comprehensive changes to the overall City of Tampa Land Development Code **CONSISTENT** with the City of Tampa Comprehensive Plan and that these items be forwarded to Tampa City Council for consideration

ATTACHMENTS: (Resolution/Backup Information)



Hillsborough County City-County Planning Commission

601 E Kennedy Blvd., 18th floor, Tampa, Florida, 33601 · 813-272-5940 · theplanningcommission.org

RESOLUTION Item: Tampa: Land Development Code Amendments
Chapter 27 (Zoning)

AYE	NAY	ABSENT	DATE:
			October 8 th , 2012
Frank M. Chillura <i>Chair</i>			Frank M. Chillura, Chair
Derek L. Doughty <i>Vice-Chair</i>			
Jill Buford <i>Member-at-Large</i>			
Bowen A. Arnold			
Bruce P. Cury			
Brian P. Hollands			
Gary Pike			
Mitch Thrower			
Jacqueline S. Wilds			
Ray Young			Ramond A. Chiamonte, AICP, Executive Director
Ramond A. Chiamonte, AICP <i>Executive Director</i>	On motion of _____ Seconded by _____		
The following resolution was adopted:			

WHEREAS, the Hillsborough County City-County Planning Commission, in accordance with Laws of Florida, has developed a Comprehensive Plan for the City of Tampa entitled *Tampa Comprehensive Plan*, pursuant to the provisions of Chapter 163.3161, Florida Statutes, which was adopted by Tampa City Council on January 29, 1998; and;

WHEREAS, the Hillsborough County City-County Planning Commission has received a City-Initiated request for changes to Chapter 27 (Zoning) of the City of Tampa Code of Ordinances, for purposes of clarifying language specifically related to the Westshore Overlay Development Standards; and

WHEREAS, the Hillsborough County City-County Planning Commission staff has reviewed the proposals for relationship and consistency with adopted goals, objectives and policies of the *Tampa Comprehensive Plan* as stated in the staff report as follows; and

Land Development Regulations:

Objective 21.4: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with these development regulations as per the timeframe provided for within Chapter 163, Florida Statutes.

Government Responsibility:

Policy 67.4.2: The City shall continue reviewing all land development regulations at least once every seven years, to ensure consistency with the Comprehensive Plan.

Overall Residential Development and Redevelopment:

Policy 18.3.1: Protect, promote and maintain residential neighborhoods, in order to preserve an adequate amount of residential land for existing and future population growth.

City of Neighborhoods Goals, Objectives and Policies:

Objective 22.1: Strengthen the positive attributes and distinctive character of each neighborhood to help sustain Tampa as a healthy, vital City.

Policy 22.1.7: Modify land use regulations to ensure flexibility to accommodate changing demographics and lifestyles. Allow, and in some places encourage, a diverse mix of housing types and affordable units, essential services, recreation, business and employment, home-based businesses, schools, transportation and open space networks.

Neighborhood Economic Development:

Objective 22.2: Support the creation and growth of neighborhood businesses that enhance the vitality and quality of life in their communities

Livable City Goals, Objectives and Policies

Policy 1.1.4: Recognize and build upon the Westshore District as the City's largest suburban employment and lifestyle district because of its unique combination of office uses, shopping, sporting venues, airport, diverse and stable neighborhoods, and other assets.

Business Centers

Policy 14.2.3: - Transit use will be promoted in the business centers through investing in improved levels of service, by encouraging new economic development

to take place in a form and density that supports transit and by encouraging travel demand management measures.

Safety

Policy 14.2.4: - Encourage walking and bicycling by creating safe and attractive conditions in and around the business centers.

Workforce Housing

Policy 14.2.6: - Encourage the development of more workforce housing in the Westshore business center, by exempting residential uses in the floor area ratio calculation of mixed use residential and commercial projects.

Economic Opportunity

Policy 14.2.8: - The City shall encourage greater pedestrian and bicycle connections between redeveloped mixed-use centers and surrounding neighborhoods to establish the centers as important neighborhoods, regional destinations, and activity centers.

Assets

Policy 14.2.9: - Build upon the assets of the Westshore District which include Hillsborough Community College and Raymond James Stadium to promote transit connections.

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the following text amendment changes to Chapter 27 (Zoning), revisions to the Westshore Overlay District Standards (Sec 27-463), CONSISTENT with the *Tampa Comprehensive Plan*.

**THE
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COMMISSION**
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Sec. 27-463. Westshore Overlay District Development Standards.

- (b) *Established boundaries.* The “Overlay District” is ~~located within~~ defined more specifically as all parcels of land or portions thereof, lying within, along, or adjacent to an area that commences on the northern boundary of Hillsborough Avenue at the City’s municipal boundary adjacent to Tampa International Airport, thence runs east along the northern boundary of Hillsborough Avenue to the eastern boundary of Himes Avenue, thence runs south along the eastern boundary of Himes Avenue to the southern boundary of Kennedy Blvd., thence runs west along the southern boundary of Kennedy Blvd. to Interstate 275 where it intersects with the shoreline of Old Tampa Bay, thence runs north along the shoreline of Old Tampa Bay to a point that would intersect with the southern extension of Eisenhower Blvd. at an area commonly known as Fisheating Creek, thence runs north along the eastern boundary of Eisenhower Blvd. to the City’s municipal boundary adjacent to Tampa International Airport, and thence runs northerly along the City’s municipal boundary within Tampa International Airport to the point of commencement.

The Overlay District shall apply within the boundaries established above, to all lands with the following FLU categories, as designated on the Tampa Comprehensive Plan Future Land Use Map, subject to the following parameters:

- (1) Residential-20 or Residential-35, and lying adjacent to the north or south boundaries of Cypress Street, the east or west boundaries of Himes Avenue, the south boundary of Spruce Street, or the east or west boundaries of Trask Street between Kennedy Boulevard and I-275;
 - (2) Light Industrial, and lying adjacent to Hillsborough Avenue;
 - (3) Urban Mixed Use-60, Community Mixed Use-35, Regional Mixed Use-100, or Municipal Airport Compatibility; and,
 - (4) Community Commercial-35, and not lying adjacent to Dr. Martin Luther King, Jr. Boulevard., W. Woodlawn Avenue, N. Manhattan Avenue, N. Hubert Avenue, or N. Coolidge Avenue.
- (g) *Establishment of the Overlay District's governing land development regulations.* The Overlay District establishes a regulatory mechanism, in addition to the underlying zoning district regulations, that relates to development layout, density or intensity of use, building form and/or design character, geographical location, and relationships of these development characteristics to the public realm. It is the intent of the Overlay District to allow flexibility in the design and use of land while encouraging creativity in land use patterns to implement the Goals, Objectives, and Policies of the Tampa Comprehensive Plan for the Westshore District, which is one (1) of the Plan's recognized Business Centers. The Westshore District has been designated with Future Land Use (FLU) categories that support significant redevelopment potential. In addition, the compilation of documents, referenced herein as "The Westshore Pedestrian Plan," includes many strategies for improving and strengthening the pedestrian environment and relationship of

the developed (private) realm to the public realm. The "Westshore Pedestrian Plan" also identifies non-automotive transportation infrastructure projects such as bicycle and transit network enhancements within the Westshore District that are critical to improving the overall mobility and transportation environment of pedestrians, bicyclists, and transit users. The "Westshore Pedestrian Plan" with its series of recommendations and implementation strategies is intended to serve as a guide to City staff and the development community on best practices and preferred design standards that support and enhance the Westshore District's attractiveness. Therefore, a unique set of land development regulations within the district are created based on the FLU categories and specific street classification(s) that abuts a parcel as outlined in the "Westshore Pedestrian Plan". As previously defined, categories have been created for the road network. "Priority Pedestrian Streets" (Westshore Boulevard, Cypress Street, Lois Avenue, Spruce Street [non-state regulated segments] and Himes Avenue); "Regional Corridors" Kennedy Boulevard, Dale Mabry Highway, Boy Scout Boulevard Hillsborough Avenue and Spruce Street [State regulated segments]); "Local Commercial Streets" (those remaining roadways classified as arterial, collector, or neighborhood collector); and "Neighborhood Streets" (those remaining roadways classified as local on the City of Tampa's Major Road Network Map). Each roadway classification establishes the specific land development regulations and framework for design applicable to new construction and/or change of use.

(6) *Landscaping, buffers, screening and protected tree standards.*

- b. ~~There shall be no~~ The standards set forth in sec. 13-161 shall apply for the calculation of the minimum amount of landscaped area required for a development. If the minimum amount of landscaped area cannot be provided, reduction of the landscaped area (regardless of the percentage being requested) may be considered through an alternative design exception review, and shall be subject to the in-lieu payment procedure set forth in sec. 13-161(e)(2); however, all portions of each site that are not devoted to building or paving shall be landscaped. No more than thirty (30) percent of any landscaped area may be grassed; the balance shall be landscaped in shrub and ground covers. All types of Bahia grasses shall be prohibited in front yard setbacks or any other grassed areas visible to a pedestrian from an adjacent public right-of-way.

(7) *General sign standards.* The following standards shall apply to new signs. The following provisions are intended to establish a distinct character for the Overlay District by creating an appealing environment, reduce distractions to motorists and pedestrians and reduce visual blight.

- a. The sign standards provided herein offer a coordinated graphic program that provides for occupant identification and directional communication, while allowing the creation of unique and informative signs that give a distinct and aesthetically pleasing flavor. These standards are not intended to prohibit unusual signs that may enhance the character of the building, or

reflect the nature of the business. Also, these standards are intended to provide additional or supplemental sign regulations to Chapter 20.5 Signs, City of Tampa Code of Ordinances. Reference shall be made to Chapter 20.5 for any other sign requirements.

11. Signs shall prohibited on transit shelters, with the exception of government signs, as defined in chapter 20.5.

~~11~~12. Any sign deemed nonconforming per the sign standards set forth in this section or Chapter 20.5 shall not be enlarged or altered in a way which increases its degree of nonconformity. Such signs shall not be structurally altered as to prolong the life of the sign; however, reasonable repair and maintenance, including change of copy, is permitted. Reasonable repair and maintenance means the work necessary to keep the sign, including the sign structure, in a good state of repair, but does not include the replacement of structural materials, such as changing a metal sign to a wooden sign, or changing the overall height of the sign, or enhancing the visibility of the sign copy, or the addition of changeable sign faces, or the addition of artificial lighting apparatus.