

ORDINANCE NO. 2022- 130

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO FORMAL DECISION**, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, CHAPTER 27 (ZONING AND LAND DEVELOPMENT); AMENDING SECTION 27-11, CREATION OF NEW LOTS; REDUCTION OF LOT OR YARD DIMENSIONS BELOW MINIMUM REQUIREMENTS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the following amendment to Chapter 27, Code of Ordinances is a publicly-initiated amendment; and,

WHEREAS, the City Council of the City of Tampa transmitted the following amendment to Chapter 27, Code of Ordinances, to the Hillsborough County City-County Planning Commission for recommendation; and,

WHEREAS, the Hillsborough County City-County Planning Commission conducted a public hearing on this ordinance and recommended a finding that it is consistent with the Tampa Comprehensive Plan; and,

WHEREAS, the City Council of the City of Tampa has determined that the following amendment promotes and protects the general health, safety and welfare of the residents of the City of Tampa and is consistent with the Comprehensive Plan; and,

WHEREAS, duly noticed public hearings as required by law were held by the City Council of the City of Tampa, at which public hearings all residents and interested persons were given an opportunity to be heard.

NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TAMPA, FLORIDA:**

Section 1. That "**Sec. 27-11. Creation of new lots; reduction of lot or yard dimensions below minimum requirements.**" is hereby amended by adding the underlined language and deleting the stricken language as follows:

1 **"Sec. 27-11. Creation of new lots; reduction of lot or yard dimensions below minimum**
2 **requirements.**

3
4 No new lot shall be created after the effective date of the ordinance from which
5 this chapter was derived except in conformity with the requirements of applicable
6 regulations. No yard or zoning lot existing at the time of passage of this chapter shall be
7 reduced in width, depth, or area by private action below the minimum requirements for
8 lot(s) or structure(s) as set forth in this chapter; except in the following situations:

- 9
10 (1) ~~provided however, R~~Reductions in width, depth and area shall be
11 permitted if due to governmental acquisition; and,
12
13 (2) In specific overlay or special districts, if the said lot is a lot of record, as
14 defined in this Chapter.

15
16 No division or reconfiguration of an existing zoning lot or lot of record may occur
17 that is a configuration which is patently inconsistent with existing lot development
18 ~~pattern~~ orientation and historical precedent pattern of parcel configuration in the
19 neighborhood in a radius of one thousand three hundred twenty (1,320) feet (¼ of a mile)
20 of the subject property. ~~Newly created lots must maintain the front orientation and the~~
21 ~~historical precedent pattern of parcel configuration in the neighborhood.~~ Lots of record
22 may not be reconfigured in conflict with the established pattern of lots within a radius of
23 one thousand three hundred twenty (1,320) feet. Only properties that are within the
24 same zoning district may be considered in making the determination of compatibility.

25
26 When considering the appropriateness of reconfiguring a zoning lot or lot of
27 record into buildable lots, the zoning administrator shall:

- 28
29 i. ~~R~~receive and review a sealed survey of the proposed lot layout;
30
31 ii. ~~conduct a site visit to view the actual lot development pattern of the block~~
32 ~~on which the subject property lies;~~
33
34 ~~iiii.~~ ~~R~~review the actual development pattern for a radius of one thousand
35 three hundred twenty (1,320) feet from the subject property; and,
36
37 iii. ~~R~~review the original plat or subdivision documents, prior to determining
38 consistency with the requirements stated in this chapter.
39

40 The creation of substandard lot size or setback will cause each new lot created
41 from the original parcel to be a violation to this chapter, and no permits be issued until
42 the violation ceases, the zoning administrator may recognize through the formal decision
43 process a noncompliant setback. This recognition by the zoning administrator does not
44 grant an approval of the reduced setback nor will the reduced setback be allowed to be

utilized in the event that the existing structure is demolished or destroyed, for any reason."

Section 2. That should a court of competent jurisdiction declare any part of this Ordinance invalid the remaining parts hereof shall not, in any way, be affected by such determination as to the invalid part.

Section 3. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any conflict.

Section 4. That this ordinance shall take effect immediately upon becoming a law.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA,
ON AUG 04 2022.

ATTEST:



CHAIRMAN/CHAIRMAN PRO-TEM
CITY COUNCIL



CITY CLERK/DEPUTY CITY CLERK

APPROVED BY ME ON 8/4/22



JANE CASTOR, MAYOR

APPROVED AS TO LEGAL
SUFFICIENCY BY:

E/S
SUSAN JOHNSON-VELEZ
SENIOR ASSISTANT CITY ATTORNEY II

NOTICE OF PUBLIC HEARING

ON August 4, 2022 @ 9:30 A.M. IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

File No. E2022-8 CH 2

An ordinance of the City of Tampa, Florida amending Chapter 2, Article V, Division 3 of the City of Tampa Code Section 2-284 bidder’s criminal history screening practices; said amendment providing for the revision of the procurement evaluation process for the purpose of incentivizing contractors to hire disadvantaged workers; requiring contractors who are awarded projects and receive incentives in the procurement evaluation process to show a good faith effort to employ disadvantaged workers; repealing all ordinances or parts of ordinances in conflict therewith; providing for severability; providing an effective date.

File No. E2022-8 CH 27

An Ordinance of the City of Tampa, Florida, relating to Formal Decision, making revisions to City of Tampa Code of Ordinances, Chapter 27 (Zoning and Land Development); Amending Section 27-11, Creation of new lots; reduction of lot or yard dimensions below minimum requirements; Repealing all ordinances or parts of ordinances in conflict therewith; Providing for severability; Providing an effective date.

File No. E2022-8 CH 27

An Ordinance of the City of Tampa, Florida, relating to Transfer of Development Rights, making revisions to City of Tampa Code of Ordinances, Chapter 27 (Zoning and Land Development); Amending Section 27-132, Regulations governing individual special uses; Repealing all ordinances or parts of ordinances in conflict therewith; Providing for severability; Providing an effective date.

File No. VAC 22-17

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning certain rights-of-way located South of Wilder Avenue, North of Ellicott Street, East of 34th Street and West of 36th Street, within the Plats of Prince's Subdivision and Thomas Heiter Subdivision, in the City of Tampa, Hillsborough County, Florida, as more fully described in Section 1 hereof, subject to certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definitions, interpretations and repealing conflicts; providing for severability; providing an effective date.

File No. VAC 22-18

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning a certain right-of-way/alleyway located South of Tarpon Street, North of Canal Street, West of Elliott Street and East of Germer Street, within the Map of Part of Port Tampa City, in the City of Tampa, Hillsborough County, Florida, as more fully described in Section 1 hereof, subject to certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definitions, interpretations and repealing conflicts; providing for severability; providing an effective date.

SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK’S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

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