

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO EAST TAMPA OVERLAY DISTRICT**, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, CHAPTER 27 (ZONING AND LAND DEVELOPMENT); AMENDING SECTION 27-240, EAST TAMPA OVERLAY DISTRICT DESIGN STANDARDS; 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 privately-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, on February 13, 2023, 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. 27-240. East Tampa Overlay District Design Standards.**" is hereby amended by adding the underlined language and deleting the stricken language as follows:

"Sec. 27-240. East Tampa Overlay District Design Standards.

...(d) *Review procedures.* ~~Final compliance with all site design, building design, and sign standards will be determined during the commercial site plan and building plan review process.~~

(1) Compliance with all site design, building design, and sign standards will be determined during the site and building plan review process.

(2) Pre-Application Conference. Any property owner or agent thereof required to obtain site plan and/or design approval, shall schedule a courtesy review with Planning and Design Coordinator or designee prior to the submission of any application for design approval.

(e) ~~Density and setback.~~ General Building Standards.

(1) Residential Properties.

a. ~~Density~~ Lot of Record Established. Any residential lot of record, existing as of January 1, 2000, which is located within the East Tampa Overlay District, shall be deemed to be a conforming lot and may be developed for any use permitted in the underlying zoning district. The proposed development may not exceed the maximum density allowed by the adopted City of Tampa Comprehensive Plan.

b. Orientation: The building front doors of all new residential structures shall be oriented towards the front yards of the zoning lot. Front yards shall be determined within the review process as defined in section 27-161. Consideration may be given by the zoning administrator for an alternate orientation when building front orientation is requested to follow the precedent pattern of development on the subject and immediately adjacent blocks and the alternate orientation shall be in character with that pattern.

~~b.c.~~ Setbacks: All Principal structures must meet all land development regulations with the exception of the yard setback requirements set forth below. The following yard setback requirements shall apply within this overlay district:

<u>Front:</u>	<u>15' – 25'</u>
<u>Side:</u>	<u>5'</u>
<u>Rear:</u>	<u>15'</u>
<u>Corner:</u>	<u>5', except garage or carport openings which must maintain a minimum setback of 15'</u>

~~c. Front yard setbacks: Front yard setbacks shall be determined by block averaging. Variances may be given by the zoning administrator when the precedent pattern of development on the~~

subject and immediately adjacent blocks is less than the current setback requirement.

d. ~~Orientation: The building fronts of all new residential structures shall be oriented towards the front yards of the zoning lot. Front yards shall be determined as defined in section 27-161. Consideration may be given by the zoning administrator for an alternate orientation when building front orientation is requested to follow the precedent pattern of development on the subject and immediately adjacent blocks and the alternate orientation shall be in character with that pattern.~~

ed. ~~Garages, carports, vehicle storage areas: The structural edge of the vehicular entrance to the garage, carport, or other vehicular storage area, when oriented to the front yard, shall be constructed no closer to the street than the front wall of the principal structure.~~

1. Garages: The vehicular entrance to an enclosed garage must be setback a minimum two (2) feet or greater from the primary, front façade of the building.

2. Carports: One-story, unenclosed carports constructed as part of the principal structure may be placed within three feet of side yard property line, if in compliance with all life safety codes.

3. Alley access: If an existing lot is adjacent to a public alley, vehicular access to the site may be provided from the alley as the primary, vehicular access point provided it meets minimum standards referenced in 27-283.12, Off-street parking space standards. For subdivided, condominiums, or multi-family development, where units are designed with principal entrance orientation toward the alley, there must be provided pedestrian access to the street right(s)-of-way, for each unit on the zoning lot.

f. ~~Parking: No driveway shall be constructed from the road to the front yard face of the principal structure unless providing vehicular access to an attached garage or carport in accordance with the other sections of this ordinance.~~
~~All other development standards of the underlying zoning district must be met.~~

1 e. Fencing and walls:

- 2
- 3 1. The erection of chain link fencing is prohibited except during
- 4 construction.
- 5
- 6 2. Existing chain link fence shall be permitted and shall be
- 7 considered a non-conforming characteristic as defined by
- 8 Sec. 27-299. Any repairs to that existing chain link fence may
- 9 also be permitted as long as it is in good standard.
- 10
- 11 3. Decorative fencing for the purposes of implementing CPTED
- 12 principles is encouraged. Fencing shall be constructed of PVC
- 13 (poly vinyl chloride), pressure-treated wood, brick, stucco,
- 14 decorative stone, or wrought iron (decorative metal).
- 15
- 16 4. All fencing and walls shall meet Sec. 27-283.5 sight visibility.
- 17

18 gf. Principal and Accessory bBuilding design:

- 19
- 20 1. Unpainted or unfinished block building walls, fences, or
- 21 other walls are prohibited.
- 22
- 23 2. All sides and elevations of buildings, walls, or block fences
- 24 visible from public right-of-way or an adjacent parcel ~~must~~
- 25 shall be architecturally finished and maintained with
- 26 congruous materials, such as brick, stucco, or textured
- 27 concrete masonry units. For residential structures, Ppaint
- 28 over non-textured block shall not be considered
- 29 architecturally finished.
- 30
- 31 3. Transparency shall be provided on all sides of the principal
- 32 structure. Each elevation shall have a minimum
- 33 transparency of 20%.
- 34

35 g. Accessory structures: Accessory structures shall be architecturally

36 finished and shall adhere to the building style of the principal

37 structure. The maximum height and separation from existing

38 single family residential structures, detached garages, or other

39 accessory structures shall be governed by the underlying zoning

40 district.

- 41
- 42 1. However, if it can be shown that two (2) story accessory
- 43 structures are a precedent characteristic of the subject
- 44 block and immediately adjacent blocks within the district,

1 the zoning administrator may approve an increased height
2 limit. In no case may the height exceed that of the existing
3 principal structures.

4
5 2. The zoning administrator may allow a reduction of the
6 separation requirement between accessory structures and
7 principal structures when it is demonstrated as the
8 precedent characteristic of the subject block and
9 immediately adjacent blocks within the district.

10
11 h. *Parking:* Off-street parking requirements as stated in Article VI,
12 Division 3, Off-Street Parking and Loading shall be met, except as
13 follows:

14
15 i. For two-dwelling, single-family semi-detached, single-
16 family attached and multi-family residential uses, the
17 following standards shall apply:

18
19 a. On site common surface parking area shall be
20 located in the rear or side yard of the property.
21 Crime prevention through environmental design
22 (CPTED) techniques shall be incorporated in the
23 design of all parking areas (i.e. visibility, access, and
24 security).

25
26 b. An alternative parking placement may be
27 considered by the zoning administrator (and/or his
28 or her designee) if consistent with the purpose and
29 intent described of this section. Alternative parking
30 layouts must provide increased landscape
31 buffering (e.g., one (1) tree for every twenty (20)
32 feet of vehicular use area (VUA) abutting the public
33 right(s)-of-way and a screen consistent
34 with section 27-285 Vehicular Use Areas, with the
35 exception that planting be done at thirty (30)
36 inches on center), and increased pedestrian
37 amenities (e.g., street furniture, decorative paver
38 blocks, planters, etc.).

39
40 c. Vehicle access and flow shall be designed to have
41 minimal impact on pedestrian circulation, and
42 there must be continuity across the mouth of all
43 curbcuts, subject to section 22-315.
44

1 ii. For all residential uses, no driveway shall be constructed
2 from the road to the front yard face of any structure unless
3 providing vehicular access to an attached carport or
4 garage. No driveway shall be constructed from the road to
5 the front yard face of any single family use structure with
6 a lot width dimension of thirty three (33) feet or less
7 where there is a non-vacated alleyway, unless providing
8 vehicular access to an attached carport where there is a
9 non-vacated alleyway.

10
11 iii. Accessory parking structure facades shall have the same
12 design and architectural features as the principal
13 structure, and when oriented toward the front yard, shall
14 be constructed no closer to the street than the front wall
15 of the principal structure.

16
17 (2) Nonresidential Properties.

18
19 a. Lot of record established. Any nonresidential lot of record existing as of
20 January 1, 2000, which is located within the East Tampa Overlay District,
21 shall be deemed to be conforming and may be developed for any use
22 permitted in the underlying zoning district. All development shall adhere
23 to the standards of the underlying zoning district and other land
24 development regulations.

25
26 b. Submission requirements.

27
28 1. Site plan. Site plan submission must conform to the requirements
29 listed below and must be submitted as a part of the commercial
30 site review application.

31 i. General location and context map indicating the proposed
32 site relative to all building and street rights-of-way lying
33 immediately adjacent to the proposed site perimeter.

34 ii. North arrow and scale (Scale: from one (1) inch = ten (10)
35 feet up to one (1) inch = fifty (50) feet).

36 iii. Property line boundaries and dimensions.

37 iv. Name, location, width and condition (paved or unpaved)
38 of existing street and alleys adjacent to the site.

39 v. Location, size, height, and use of all existing principal and
40 accessory buildings and structures, and any proposed
41 additions and/or new buildings and structures.

42 vi. Vehicular and pedestrian circulation, including ingress,
43 egress, loading and unloading, parking and accessibility for
44 persons with disabilities.

- vii. Location and dimension of existing and proposed driveways and sidewalks.
- viii. Existing and proposed building setbacks and buffering from adjacent uses (if applicable).
- ix. Proposed design (typical elevation) and location of exterior lighting.
- x. The physical description of the size, location and accessibility of public open space or pedestrian amenities.
- xi. Plan or project details which are sufficient to demonstrate compliance with East Tampa Overlay District Design Standards.

2. *Landscape plan.* The landscape plan shall be incorporated as part of the overall site plan submittal, and shall include the following:

- a. The preliminary plant material (existing and proposed) with specific information as to location, size (diameter) and species shall be shown.
- b. A tree table of credits and debits that demonstrates the true quantity of protected trees that exist, that will be removed, and that are proposed to be planted.
- c. All proposed and existing landscape buffers, islands, and planting beds used adjacent to internal pedestrian walkways, public sidewalks, perimeter property lines, and within vehicular use areas.
- d. If applicable, alternative landscape design plans and/or in-lieu payment details shall be presented pursuant to section 27-285(e).

3. *Exterior building elevations.* The exterior elevation of each side of the project fronting or visible from the public right(s)-of-way. Include existing structures abutting the proposed project which are also visible from the public right(s)-of-way.

~~(f)~~c. *General Site and building design standards (nonresidential).*

- (1) Unobstructed pedestrian access and shelter, shade and/or weather protection shall be provided along streets and public rights-of-way through the use of shade trees, awnings, arcades, balconies, overhangs, etc, and shall provide any other appropriate pedestrian amenities (e.g. benches), subject to subsection (i) below.

1 Additionally, mass transit stops, when appropriate, shall be
2 provided.

3
4 (2) Drive-through window services and queuing lanes shall be placed
5 in the side or rear yard of the parcel on which it is located. Drive
6 through window services and queuing lanes shall be located no
7 closer than fifty (50) feet to residentially zoned properties. Speaker
8 systems shall not be aimed towards residentially zoned properties
9 and the owner of the speaker shall provide evidence that the noise
10 levels created by the speaker system do not exceed levels allowed
11 by the city.

12
13 (3) Unpainted or unfinished block building walls, fences or other walls
14 are prohibited. All sides and elevations of buildings, walls, or block
15 fences visible from public right-of-way or an adjacent parcel must
16 be architecturally finished and maintained with congruous
17 materials, such as paint, brick, stucco, or textured concrete
18 masonry units.

19
20 (4) Doors, windows, and other architectural features shall be used to
21 break large wall planes into smaller components. No more than
22 thirty (30) percent of consecutive front façade that is oriented to
23 and visible at ground level from public rights-of-way ~~may~~shall
24 remain unembellished, without fenestration or architectural detail.

25
26 (5) Front yard setback: 10' minimum - 12' maximum.

27
28 (6) The principal building façade shall be designated as the principal
29 entry to the building and shall front the public right(s)-of-way (or
30 may be located off the courtyard if applicable) and must be
31 accessible from the sidewalk. The relationship of the street
32 frontage to business shall assure pedestrian safety and retail
33 visibility. At least fifty (50) percent of the ground level of the
34 principal building front façade and corner façade, if there is a main
35 entry to a principal use of the building, shall be constructed of
36 transparent materials or fenestrated. The required fifty (50)
37 percent transparency must be equally distributed on the wall
38 plane.

39
40 (57) All outdoor light fixtures must be installed in order to light all public
41 use areas adjacent to the building (e.g. entryway, courtyards,
42 parking lots, etc.). Light fixtures shall be aimed away from
43 residentially zoned properties and shall be of an intensity that does
44 not create a negative impact on the adjacent residential properties.

1
2 (68) ~~Continuous sidewalks shall be provided along the entire length of~~
3 ~~street frontage and shall be aligned with and connected to that of~~
4 ~~adjacent and contiguous properties. Property owners shall provide~~
5 a minimum sidewalk width of six (6) feet, aligned with and
6 connected to that of adjacent and contiguous properties.
7

8 (79) For properties with multiple tenants and/or multiple structures on
9 site, pedestrian circulation shall be provided between tenants
10 and/or structures through the use of a sidewalk or other suitable
11 pedestrian connection (e.g. striping paved area to show pedestrian
12 connectivity), not less than ~~five (5)~~ six (6) feet wide and where
13 applicable, shall align with and connect to that of adjacent and
14 contiguous properties. Sidewalk paving or other pedestrian
15 connections, where applicable, must continue uninterrupted
16 across the mouth of all curb cuts, subject to section 22-315 of the
17 City of Tampa Code of Ordinances.
18

19 (810) The entrance to all service bays for automotive repair and service
20 business must be oriented away from view of any arterial or
21 collector roadway(s) and residentially zoned properties. All
22 automotive repair and service shall take place within the fully
23 enclosed area of the building in which such use is located.
24

25 (911) Chain link and wooden fences are prohibited except during
26 construction. Such construction fencing shall be removed prior to
27 obtaining any certificate of occupancy. Zoning lots that do not have
28 frontage on an arterial or collector road may use black, vinyl-clad
29 chain link or decorative wire fencing material, except along
30 property lines subject the requirements of section 27-284.
31 Decorative fencing for the purposes of implementing CPTED
32 principles is encouraged.
33

34 (12) Any exterior garbage receptacles, dumpsters, or mechanical
35 equipment must be placed on a suitable slab and screened from
36 view of any public right(s)-of-way or residential use with one
37 hundred (100) percent opaque material which is compatible with
38 the front façade of the principal structure. In addition, garbage
39 receptacles and dumpsters must be located on private property
40 and be accessible for service by the solid waste department.
41

42 (13) All open storage areas, as defined in Chapter 27, City of Tampa
43 Code of Ordinances, and mechanical equipment shall be screened
44 at a minimum one hundred (100) percent opaque material, which

1 is compatible with the materials used on the nearest façade of the
2 principal structure.

3
4 (14) Rooftop equipment, excluding vents and stairwell accesses, which
5 is potentially visible at ground level from the centerline of
6 abutting public right(s)-of-way, shall be screened from view
7 through use of parapet walls, screens, or other building elements
8 or design features.

9
10 (15) Accessory structures visible from public right-of-way shall be
11 architecturally finished with materials such as brick, stucco, or
12 textured concrete masonry, consistent and complementary with
13 the facade and finish of the principal building.

14
15 d. Parking. On site surface parking for non-residential uses shall be located
16 in the rear or side yard of the property. Crime prevention through
17 environmental design (CPTED) techniques shall be incorporated in the
18 design of all parking areas (i.e. visibility, access, and security).

19
20 1. An alternative parking placement may be considered by the
21 zoning administrator (and/or his or her designee) if consistent
22 with the purpose and intent described of this section. Alternative
23 parking layouts must provide increased landscape buffering (e.g.,
24 one (1) tree for every twenty (20) feet of vehicular use area (VUA)
25 abutting the public right(s)-of-way and a screen consistent
26 with section 27-284, Vehicular use areas, with the exception that
27 planting be done at thirty (30) inches on center), and increase
28 pedestrian amenities (e.g., street furniture, decorative paver
29 blocks, planters, etc.).

30
31 2. The façade of any parking structures fronting public right(s)-of-
32 way must consist of commercial, retail, or office uses on the
33 ground level.

34
35 3. Vehicle access and flow shall be designed to have minimal impact
36 on pedestrian circulation, and there must be continuity across the
37 mouth of all curbcuts, subject to section 22-315.

38
39 4. Parking reductions may be utilized subject to the following criteria:

40
41 a. Reuse of existing structures, with no increase in intensity
42 (including restaurants with less than 100 occupant load,
43 medical office with less than 3,000 square feet), and no
44 increase in UFA, shall not be required to provide additional

1 parking to meet code standards. Uses specifically excluded
2 from this method of parking reduction are bars, places of
3 assembly, vehicle sales and vehicle repair.

4
5 b. Reuse of existing structures up to 10,000 square feet
6 including additions thereto, shall be eligible for a reduction
7 in required parking, for all uses, up to a maximum of 25% of
8 the required amount.

9 c. Developments that mix 3 or more uses (establishments)
10 within a common building, shall be eligible for a 15%
11 reduction in total required parking. Uses specifically
12 excluded from this method of parking reduction are bars,
13 places of assembly, and vehicle sales and/or repair.

14
15 d. Construct on-street parking (non-dedicated & within the
16 public right-of-way) immediately adjacent to subject
17 property for up to 25% of required spaces.

18
19 e. Up to 10% of required parking may be off-set with the
20 installation of bicycle racks at a rate of 1 vehicle stall = 5
21 bicycle slots.

22
23 f. Up to 10% of required parking may be off-set with the
24 installation of motorcycle parking measuring 4' x 8'.

25
26 g. [b, c] & [e, f] are cumulative and may be combined (60%
27 maximum reduction); or, [d] may be combined with [e, f]
28 (45% maximum reduction)

29
30 5. Neighborhood Main Streets. The East Tampa Strategic Action Plan
31 identifies Neighborhood Main Streets as places with the
32 characteristics of historic downtown districts. Historic structures
33 occupy much of the land area, leaving little space for off-street
34 parking. Therefore, within the Neighborhood Main Streets
35 identified below, the following provisions of parking shall apply:

36
37 a. Neighborhood Main Streets:

38 i. North 15th Street from East 14th Avenue going north
39 to East Dr Martin Luther King Jr Blvd;

40 ii. North 22nd Street from East 14th Avenue going north
41 to East Dr Martin Luther King Jr Blvd;

42 iii. North 29th Street from East 15th Avenue going North
43 to East Dr Martin Luther King Jr Blvd;

1 iv. North 34th street from Interstate 4 going north to
2 East Ellicott.

3
4 b. No off-street parking spaces shall be required for
5 neighborhood serving uses occupying existing structures.
6 Neighborhood serving uses shall include all uses allowed in
7 the Commercial Neighborhood (CN) zoning district (refer to
8 section 27-156, Table 4-1). This standard does not apply to
9 the following uses: bars; restaurants with greater than one-
10 hundred-person occupancy, as determined by the Life
11 Safety Code; places of assembly; alcoholic beverage sales
12 locations that sell exclusively package sales of beer, wine,
13 or liquor with no incidental retail sale; or medical uses with
14 greater than three thousand (3,000) square feet of gross
15 floor area.

16
17 c. All other changes of use shall comply with section 27-283.2
18 with the following exception: Those properties that have
19 parking spaces wholly located on private property, do not
20 impede public sidewalks, and have historically maneuvered
21 within the public right-of-way, may continue to use these
22 parking spaces, contrary to the provisions of 27-283.12 and
23 provided that the maneuver does not occur within a travel
24 lane on Nebraska Avenue, 15th Street, 22nd Street, 34th
25 Street, or 29th Street. Furthermore, existing paved area
26 within the public right-of-way which has been historically
27 used for parking may be maintained, unless the
28 transportation manager determines its maintenance is
29 contrary to the public safety and welfare.

30
31 d. Access. Vehicle access and flow shall be designed to have
32 minimal impact on pedestrian circulation. In all cases,
33 efforts shall be made to provide vehicle access and flow
34 from a contiguous improved public alley, where an alley
35 exists. However, all new access points must adhere to the
36 applicable City of Tampa Code.

37
38 e. When applicable, structured parking facades shall be
39 architecturally embellished and integrated with the overall
40 design of the development on all sides visible from the
41 public right-of-way.
42
43

1
2 ~~(g)~~e. *Landscape, buffers and screening.*
3

4 (1) Residential development shall meet the landscaping and buffering
5 requirements of this chapter.
6

7 (2) Nonresidential landscaping standards shall be as follows:
8

9 a. An eight-foot landscape buffer shall be provided along the
10 boundary of all vehicular use areas abutting public right-of-way.
11 Said buffer shall contain one (1) four-inch caliper tree per thirty (30)
12 linear feet of vehicular use area abutting a right-of-way, and a two-
13 foot hedge planted requirements of section 27-284285. Buffer
14 trees may be grouped and larger diameter trees may be substituted
15 on a two-inch for one-inch basis within an alternative design
16 concept and considered on a case by case basis. Trees adjacent to
17 surface parking areas should be trimmed to maintain a ~~six~~eight-
18 foot clear height, hedges and bushes should be trimmed to
19 maintain a maximum of two (2) feet in height.
20

21 b. All portions of each site that are not devoted to building or paving
22 shall be landscaped. No more than thirty (30) percent of the
23 landscaped area may be grassed, the balance shall be landscaped
24 in shrub and ground covers.
25

26 c. Properties adjacent to residentially zoned properties shall maintain
27 a fifteen-foot landscaped buffer and six-foot high masonry wall.
28 Said buffer shall consist of at least one tree per sixty (60) linear feet
29 of abutting property.
30

31 d. All landscaping must be maintained in good order.
32

33 e. All landscaping and tree planting plans and irrigation plans shall be
34 inspected and shall be maintained in accordance with Ch. 27 of the
35 City Code of Ordinances.
36

37 ~~(h)~~f. *General sign standards.* The following sign standards shall apply to new signs:
38

39 (1) Billboards and/or off-site signs are prohibited.
40

41 (2) No sign on a parcel adjacent to or within one hundred (100) feet of a
42 residence shall be illuminated from 11:00 p.m. to 7:00 a.m., except where
43 the use conducted on the premises is open for business, or unless the sign
44 illumination is wholly shielded from the residential uses in all directions,

1 by a non-residential building. At no time shall the light from a sign be
2 directed towards a residence.

3
4 (3) ~~Signs shall meet all other requirements of Article VI, Division 6. Parcels~~
5 permitted to have more than 1 building sign may not have those about the
6 corner of a building. A minimum separation of ten (10) feet shall be
7 required between such signs. A minimum separation of four (4) feet shall
8 be maintained between signs on the same façade. No individual sign shall
9 exceed twenty-five (25) square feet. Text shall not exceed twelve (12)
10 inches in height.

11
12 (4) Freestanding signs shall be a maximum of fifteen (15) square feet in area,
13 six (6) feet in height, and may be placed at the property line subject
14 to section 27-283.5, Visibility at intersections.

15
16 (5) Along parcels fronting Hillsborough Avenue or Martin Luther King Jr. Blvd.,
17 free standing signs shall meet all the requirements of Article VI, Division 6,
18 except in new, large scale and master planned developments, where
19 freestanding signs shall be a maximum of fifteen (15) square feet in area,
20 six (6) feet in height, and may be placed at the property line subject to
21 section 27-283.5, Visibility at intersections.

22
23 ~~(i)g.~~ *Encroachments.* Encroachments into the public right-of-way for awnings, awning
24 signs, architectural features, streetscape features or street furniture may be
25 authorized by the Mobility department ~~of public works.~~

26
27 A separate encroachment application for awnings and architectural features may
28 not be required provided the projections comply with the criteria listed in section 27-
29 204(g)(1) through (5) of the City of Tampa Code of Ordinances.

30
31 ~~(i)h.~~ *Transit stops provisions.* Wherever possible, development within the East Tampa
32 Overlay District shall be designed to maximize the efficiency of mass transit. The
33 developer shall coordinate with the City of Tampa and the Hillsborough Area
34 Regional Transit (HARTline) system to determine if the site warrants transit stop
35 improvements such as easement dedication or transit shelters. These
36 improvements may be considered for justification for the reduction of up to
37 twenty (20) percent of the required parking spaces.

38
39 **Section 2.** That should a court of competent jurisdiction declare any part of
40 this Ordinance invalid the remaining parts hereof shall not, in any way, be affected by
41 such determination as to the invalid part.

42
43 **Section 3.** That all ordinances or parts of ordinances in conflict herewith are
44 hereby repealed to the extent of any conflict.

NOTICE OF PUBLIC HEARING

ON JULY 13, 2023 @ 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. E2023-8 CH 27

An Ordinance of the City of Tampa, Florida, relating to East Tampa Overlay District, making revisions to City of Tampa Code of Ordinances, Chapter 27 (Zoning and Land Development) Amending Section 27-240, East Tampa Overlay District Design Standards; Repealing all ordinances or parts of ordinances in conflict therewith; Providing for severability; Providing an effective date.

FILE NO. VAC-23-12

An Ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning that east-west portion of alleyway located North of Emily Street, South of Woodlawn Avenue, East of Tampa Street and West of Florida Avenue, within the Plat of Piney Woods Addition to Tampa Subdivision, in the City of Tampa, Hillsborough County, Florida, as more fully described in Section 2 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. An Ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning that east-west portion of alleyway located North of Emily Street, South of Woodlawn Avenue, East of Tampa Street and West of Florida Avenue, within the Plat of Piney Woods Addition to Tampa Subdivision, in the City of Tampa, Hillsborough County, Florida, as more fully described in Section 2 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. REZ-22-126

An Ordinance rezoning property in the general vicinity of 4509 West North A Street, in the City of Tampa, Florida, and more particularly described in section 1, from zoning district classification(s) RS-50 (Residential, Single-Family) to RM-18 (Residential, Multi-Family) providing an effective date.

FILE NO. SU2-22-07

An Ordinance rezoning property in the general vicinity of 2302 East Hillsborough Avenue, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) C1 (Commercial, Intensive) to PD (Planned Development, Residential, Multi-Family, Retail Sales, Specialty Goods, Personal Services, Business, Professional Office), providing an effective date.

FILE NO. REZ-22-113

An Ordinance amending the Imagine 2040, Tampa Comprehensive Plan, Future Land Use Element, Future Land Use Map, for the property located at 2302 and 2304 North Boulevard, from Residential (R-10) to Residential, 20-R-20s. Providing for repeal of all ordinances in conflict; Providing for severability; Providing an effective date.

FILE NO. REZ-23-22

An Ordinance rezoning property in the general vicinity of 3108 West Coachman Avenue, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) RS-50 (Residential, Single-Family) to PD (Planned Development, Residential, Single-Family Detached), providing an effective date.

FILE NO. REZ-23-27

An Ordinance rezoning property in the general vicinity of 605 South Albany Avenue, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) RM-15 (Residential, Multi-Family) to PD (Planned Development, Residential, Single-Family Attached), providing an effective date.

FILE NO. REZ-23-29

An Ordinance rezoning property in the general vicinity of 2002 North 62nd Street, 2002 North 62nd Street Unit 1, 2 and Food Number 199861-3000, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) RS-30 (Residential, Single-Family) to IG (Industrial General), providing an effective date.

FILE NO. REZ-23-30

An Ordinance rezoning property in the general vicinity of 2502 and 2504 North Boulevard, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) RM-15 (Residential, Multi-Family) and RS-60 (Residential, Single-Family) to PD (Planned Development, Residential, Multi-Family and All Commercial Neighborhood Uses), providing an effective date.

FILE NO. REZ-23-44

An Ordinance rezoning property in the general vicinity of 305 South Boulevard, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) PD (Planned Development) to PD (Planned Development, Business, Professional and Medical Office), providing an effective date.

FILE NO. REZ-23-46

An Ordinance rezoning property in the general vicinity of 7702 South Osborn Street, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) IG (Industrial General) to RS-50 (Residential, Single-Family), providing an effective date.

FILE NO. REZ-22-27

An Ordinance amending Ordinance No. 2022-105 which rezoned the property in the general vicinity of 2303 North Ora Avenue and 211 West Park Avenue, in the City of Tampa, Florida, in order to correct a Surveyor's Error in the site plan attached as Exhibit "B" to said ordinance and replacing same with the attached and corrected Exhibit "B", providing an effective date.

FILE NO. E2022-8 CH 27

An Ordinance amending Ordinance No. 2023-16 which designated the expansion of the boundaries of the Hyde Park Historic District as a local Historic District in the City of Tampa, Florida, in order to correct a surveyor's error in the legal description of Exhibit "A" to said ordinance and replacing same with the attached and corrected Exhibit "A", providing an effective date.

FILE NO. REZ-23-18

An Ordinance rezoning property in the general vicinity of 2500 and 2510 North Tampa Street, 106, 108, 110 and 114 West Chamber Drive and 101 and 103 West Archer Avenue, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) RM-24 (Residential, Multi-Family) and CG (Commercial General) to PD (Planned Development, Single-Family Residential and Commercial General Uses), providing an effective date.

FILE NO. VAC-23-13

An Ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning the airspace over that portion of Tyler Street right of way located North of Cass Street South of Fortune Street, East of the Hillsborough River and West of WC Macinnis Place, within the Plat of AFR in the Arts District subdivision, in the City of Tampa, Hillsborough County, Florida, as more fully described in Section 2 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. TACPA 22-31

An Ordinance amending the City of Tampa Two Grow Things 2045, Tampa Comprehensive Plan, Future Land Use Element, to update the accessory dwelling unit language in Land Use Policy 9.2.4, 9.5.4, 9.5.6 creating Land Use Policy 9.2.7 and updating Housing Policy 1.7.3. Planning Commission staff is also updating the language in Suburban Mixed Use B, Residential "D" and Residential-B to delete reference to accessory second dwelling units, providing for repeal of all ordinances in conflict; providing for severability; providing an effective date.

FILE NO. AB2-23-15

An Ordinance approving a Special Use Permit (S-2) for alcoholic beverage sales – small volume, for consumption on premises only and making lawful the sale of beverages regardless of alcoholic content – beer, wine and liquor – on that portion lot, plot or tract of land located at 2907 West Bay to Bay Boulevard, Tampa, Florida, as more particularly described in section 2, providing that all ordinances or parts of ordinances in conflict are repealed; 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 9:00 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 TO HAVE 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 FOX-KNOWLES, CMC

CITY CLERK

6:30:23 LG 17