

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, RELATING TO LANDSCAPING AND TREES; REPEALING CHAPTER 13 (LANDSCAPING, TREE REMOVAL AND SITE CLEARING); CHAPTER 16 (PARKS AND RECREATION); AMENDING SECTION 16-86, TREE TRUST FUND ESTABLISHED; CHAPTER 19 (PROPERTY MAINTENANCE AND STRUCTURAL STANDARDS); AMENDING SECTION 19-3, DEFINITIONS; AMENDING SECTION 19-58, UNLAWFUL TO ALLOW A DANGEROUS TREE TO REMAIN ON PROPERTY; CHAPTER 22 (STREETS AND SIDEWALKS); AMENDING SECTION 22-5, DEFINITIONS; AMENDING SECTION 22-223, ADMINISTRATIVE AUTHORITY; AMENDING SECTION 22-323.6, TREES WITHIN OR PROXIMATE TO PUBLIC RIGHTS-OF-WAY; CHAPTER 27 (ZONING AND LAND DEVELOPMENT); AMENDING SECTION 27-7, AREA OF COVERAGE OF CHAPTER; CREATING SECTION 27-20, PLANNING DISTRICTS; AMENDING SECTION 27-43, DEFINITIONS; AMENDING SECTION 27-51, ESTABLISHMENT OF ADMINISTRATIVE OFFICERS; AMENDING SECTION 27-58, FEES; AMENDING SECTION 27-60, ALTERNATIVE DESIGN EXCEPTION; AMENDING SECTION 27-61, REVIEW; AMENDING SECTION 27-79, POWERS AND DUTIES; AMENDING SECTION 27-81; ADMINISTRATION; NOTICE; PUBLIC HEARING; DECISION; AMENDING SECTION 27-96, VARIANCE; AUTHORITY; APPLICATION; NOTICE; CRITERIA; DECISION; STAY; DENIAL; REVIEW; EXPIRATION OF VARIANCE; AMENDING SECTION 27-114, VARIANCE; AUTHORITY; APPLICATION; PUBLIC NOTICE; CRITERIA; DECISION; STAY; DENIAL; REVIEW; EXPIRATION OF VARIANCE; AMENDING SECTION 27-132, REGULATIONS GOVERNING INDIVIDUAL SPECIAL USES; AMENDING SECTION 27-139, GENERAL REQUIREMENTS; AMENDING SECTION 27-147, AMENDMENT INITIATION; AMENDING SECTION 27-148, PROCEDURE FOR AMENDMENT APPLICATION; AMENDING SECTION 27-151, COMPREHENSIVE REVIEW OF LAND DEVELOPMENT CODE; AMENDING SECTION 27-156, OFFICIAL SCHEDULE OF DISTRICT REGULATIONS; AMENDING SECTION 27-177, HISTORIC DISTRICT ESTABLISHED; AMENDING SECTION 27-178, ALTERNATIVE PARKING REQUIREMENTS; AMENDING SECTION 27-185.1, OFF-STREET SURFACE PARKING DESIGN STANDARDS; AMENDING SECTION 27-198, OFFICIAL SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES; AMENDING SECTION 27-211.13, LANDSCAPING; AMENDING SECTION 27-212.6, LANDSCAPING, TREE PLANTING, SCREENING; AMENDING SECTION 27-283.13, SPECIAL EVENT PARKING LOTS, INTERIM PARKING

1 LOTS AND RESIDENTIAL PARKING FOR STADIUM
2 EVENTS; REPEALING AND REPLACING SECTION 27-284,
3 TITLE; PURPOSE AND APPLICABILITY; PERIODIC STUDY
4 OF TAMPA'S URBAN FOREST; CREATING SECTION 27-
5 284.1, ADMINISTRATIVE AUTHORITY; DEFINITIONS;
6 GENERAL PROCEDURES; FEES; CREATING SECTION 27-
7 284.1.1, CITY TREE MATRIX; TECHNICAL STANDARDS;
8 AUTHORITY TO ESTABLISH, PUBLISH, AND ADOPT;
9 CREATING SECTION 27-284.1.2, TREES – PROTECTED,
10 GRAND, AND EXEMPT TREES; MEASUREMENT
11 METHODS; CREATING SECTION 27-284.1.3. OTHER
12 EXEMPTIONS; CREATING SECTION 27-284.1.4,
13 NONCONFORMING LANDSCAPE AREA(S) DUE TO
14 GOVERNMENTAL ACQUISITION; SECTION 27-284.2,
15 PERMITS, IN GENERAL; TREE PROTECTION DURING
16 CONSTRUCTION; INSPECTIONS; CREATING SECTION 27-
17 284.2.1, PERMIT FOR SITE CLEARING; APPLICATION;
18 REQUIRED DOCUMENTATION; INSPECTIONS; CREATING
19 SECTION 27-284.2.2, PERMIT FOR LANDSCAPING AND
20 TREE PLANTING ACTIVITIES AS PART OF A BUILDING
21 PERMIT; APPLICATION; REQUIRED DOCUMENTATION;
22 INSPECTIONS; CREATING SECTION 27-284.2.3, PERMIT
23 FOR TREE PRUNING; APPLICATION; STANDARDS AND
24 CRITERIA FOR DECISION; REQUIRED DOCUMENTATION;
25 INSPECTIONS; CREATING SECTION 27-284.2.4., PERMIT
26 FOR PROTECTED TREE REMOVAL; APPLICATION;
27 REQUIRED DOCUMENTATION; STANDARDS AND
28 CRITERIA FOR DECISION; INSPECTIONS; PETITION FOR
29 REVIEW; CREATING SECTION 27-284.2.5, PERMIT FOR
30 GRAND TREE REMOVAL; APPLICATION; REQUIRED
31 DOCUMENTATION; STANDARDS AND CRITERIA FOR
32 DECISION; INSPECTIONS; PETITION FOR REVIEW;
33 CREATING SECTION 27-284.2.6, TREE PLANTING PERMIT;
34 PROCEDURES; REQUIREMENTS; INSPECTIONS;
35 CREATING SECTION 27-284.2.7, EMERGENCY WORK;
36 CREATING SECTION 27-284.3, TREE PRESERVATION,
37 PLANTING, LANDSCAPED AREA REQUIREMENTS;
38 CREATING SECTION 27-284.3.1, LANDSCAPE AND TREE
39 PLANTING STANDARDS; TREE PRESERVATION
40 (RETENTION) STANDARDS; CREATING SECTION 27-
41 284.3.2, TREE PLANTING REQUIREMENTS; TREE MATRIX;
42 IRRIGATION; CREATING SECTION 27-284.3.3,
43 LANDSCAPED AREA AND TREE PLANTING
44 REQUIREMENTS; CREATING SECTION 27-284.3.4,
45 LANDSCAPED AREA, IN-LIEU CALCULATION AND
46 PAYMENT GENERAL PROCEDURE; CREATING SECTION
47 27-284.4, TREE MITIGATION METHOD; REQUIREMENTS;
48 CREATING SECTION 27-284.4.1, TREE MITIGATION
49 CALCULATIONS; CREATING SECTION 27-284.4.2, TREE
50 PLANTING PERMIT FOR MITIGATION TREES; REPEALING
AND REPLACING SECTION 27-285. ENFORCEMENT

1 AUTHORITY; PENALTIES; REMEDIES; REPEALING
2 SECTION 27-285.1, LANDSCAPE AND TREE PLANTING
3 STANDARDS; REPEALING ALL ORDINANCES OR PARTS
4 OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING
5 FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
6

7 **WHEREAS**, in 2012 the City of Tampa adopted a “science-based
8 comprehensive Urban Forest Management Plan” to protect and preserve
9 ecological functions and the City’s tree cover; and
10

11 **WHEREAS**, the Urban Forest Management Plan outlined a series of
12 recommendations to modify processes, procedures, and ordinances to support
13 institutional, community and technical capacities needed to move the management
14 of the urban forest forward; and
15

16 **WHEREAS**, unless the City’s Tree and Landscape Ordinance is updated
17 to implement the Urban Forest Management Plan, the full economic and
18 ecological benefits will not be realized and
19

20 **WHEREAS**, in 2013 the United States Supreme Court decided the case of
21 *Koontz v. St. Johns River Water Management District*; and
22

23 **WHEREAS**, the Hillsborough City-County Planning Commission has
24 reviewed the proposed comprehensive re-write of the City’s Tree and
25 Landscaping ordinance; and
26

27 **WHEREAS**, it is in the best interest of the City of Tampa and its residents
28 to amend, comprehensively, the City’s Tree and Landscaping ordinance to better
29 protect the public health, safety, and welfare of all citizens, as well as the
30 aesthetic qualities of the City.
31

32 **NOW, THEREFORE,**
33

34 **BE IT ORDAINED BY THE CITY COUNCIL**
35 **OF THE CITY OF TAMPA, FLORIDA:**
36

37 **Section 1.** That “**Chapter 13 – Landscaping, Tree Removal and**
38 **Site Clearing.**” is hereby repealed in its entirety and the title is amended to read:
39 “**Chapter 13 – Reserved.**”
40

41 **Section 2.** That “**Sec. 16-86. - Tree trust fund established.**” is
42 hereby amended to “**Sec. 16-86. - Tree trust funds established by city Planning**
43 **District.**” and by adding the underlined language and deleting the stricken
44 language as follows:
45

46 **Sec. 16-86. - Tree trust funds established by city Planning District.**

47 (a) Description and general boundaries. There ~~is~~ are hereby established, by
48 city Planning District, as set forth and described in sec. 27-20 of the city
49 code, ~~an~~ five (5) distinct, interest-bearing tree trust funds:
50

- (1) Central Tampa;
- (2) Westshore;

- (3) University;
- (4) New Tampa; and,
- (5) South Tampa.

(b) Purpose. These trust funds are established for the deposit, maintenance, and distribution of all ~~monetary contributions~~ required payments, approximating the cost of ~~contributed~~ required mitigation trees, pursuant to ~~Chapter 13, Landscaping, Tree Removal, and Site Clearing Code~~ chapter 27, art. VI, div. 4, of the city code.

(c) Payments to funds. All ~~contributions~~ payments pursuant to chapter 13 shall be ~~monetary payments~~ made into this the specific tree trust fund, established for the Planning District from which the tree(s) have been removed and require mitigation. All monies collected shall be properly identified by Planning District and Tree Type (1, 2, 3, or Palm), transferred for deposit into the appropriate tree trust fund to be held in separate accounts, and used solely for the purposes specified in this section.

(d) Expenditures from funds. The tree trust funds shall be used solely for the selection, acquisition, installation, and maintenance of mitigation trees, as defined in sec. 27-43 of the city code, planted to be placed in department managed lands, rights-of-way, and properties in which the city has a legal interest, in any other lands described in sec. 13-165 27-284.4.2 of the city code, and to fund the tree canopy study urban canopy analysis, as provided for in chapter 13 sec. 13-9 27-284 of the city code.

(e) Transfer of monies between funds. City council may approve the transfer of funds between Planning District tree trust funds, if available, in order to address loss of canopy in one planning district as follows:

- (1) Subsequent to each Urban Canopy Analysis, as set forth in sec. 13-9 27-284, if loss of canopy (i.e. leaf area) is demonstrated in the study; or
- (2) At any time to address loss of canopy caused by natural disasters;
or
- (3) At any time to address loss of canopy caused by, or immediately anticipated to occur due to, natural occurrences that threaten the health of the canopy (i.e., disease or fungus).

(f) Reporting. A tracking and reporting system for each of the five (5) trust funds shall be established to track each payment made into the fund and each mitigation tree planted. Annually a report shall be prepared, for each fund, and forwarded to city council with the following information:

- (1) Each payment made into the fund along with identifying information of the source of such funds, such as a corresponding building permit number;
- (2) Each expenditure from the fund, including the types and number of trees;
- (3) The coordinates or other physical location information of mitigation trees planted by the city with funds expended from the trust fund; and
- (4) The status of the health of each mitigation tree planted at the six (6) month and one (1) year mark after planting.

(g) Former city-wide tree trust fund. Funds collected pursuant to Tampa Ordinance No. 2009-125 shall be spent in a manner consistent with that Ordinance.

1
2 **Section 3.** That “**Sec. 19-3. - Definitions.**” is hereby amended by adding
3 the underlined language and deleting the stricken language as follows:
4

5 **Sec. 19-3. - Definitions.**

6 ...
7 ~~*Dangerous tree* means any tree determined by the City of Tampa's Urban~~
8 ~~Forestry Coordinator, or designee, that meets the highest rating contained~~
9 ~~in the Tree Hazard Evaluation Form found in Chapter 13, City of Tampa~~
10 ~~Code of Ordinances shall have the same meaning, as defined in chapter~~
11 27, of the city code.
12

13 **Section 4.** That “**Sec. 19-58. - Unlawful to allow a dangerous tree to**
14 **remain on property.**” is hereby amended by adding the underlined language and
15 deleting the stricken language as follow:
16

17 **Sec. 19-58. - Unlawful to allow a dangerous tree to remain on property.**

- 18 (a) It is unlawful for a property owner to allow any tree, or any part thereof, to
19 remain on the property, that has been evaluated and deemed ‘dangerous,’
20 as defined in section 19-3, by the natural resources coordinator, urban
21 forestry coordinator, or respective designee(s) to remain on the property
22 ~~any tree, or parts thereof that has been determined dangerous, as defined in~~
23 ~~section 19-3.~~
24 (b) When a property owner has been issued a Notice of Violation for a
25 dangerous tree under this section, and the cause of the condition rendering
26 the tree ‘dangerous’ is not a result of a violation of ~~Chapter 13~~Chapter 27, art. VI,
27 ~~div. 4, City of Tampa Code of Ordinances,~~ the tree removal permit
28 requirements set forth therein, of section 13-45, City of Tampa Code of
29 ~~Ordinances,~~ will be waived, and the Notice of Violation will act as the
30 permit.
31

32 **Section 5.** That “**Sec. 22-5. – Definitions.**” is hereby amended by
33 adding the underlined language and deleting the stricken language as follows:
34

35 **Sec. 22-5. – Definitions.**

36 ...
37 PDD: As defined in chapter 27, sec. 27-43.
38

39 **Section 6.** That “**Sec. 22-223. - Administrative authority.**” is hereby
40 amended by adding the underlined language and deleting the stricken language as
41 follows:
42

43 **Sec. 22-223. - Administrative authority.**

44 The city transportation engineering coordinator (PDD), as defined in secs.
45 22-5 and 27-43~~chapter 27,~~ shall administer the provisions of this subdivision.
46

47 **Section 7.** That “**Sec. 22-323.6. - Trees within or proximate to**
48 **public rights-of-way.**” is hereby amended by adding the underlined language and
49 deleting the stricken language as follows:
50

1 **Sec. 22-323.6. - Trees within or proximate to public rights-of-way.**

2 A provider shall not prune, remove, or irreversibly damage any protected
3 or grand tree, as defined in chapter ~~13~~ 27 of this Code, unless such activity is
4 authorized by a permit issued by the city.
5

6 **Section 8.** That “**Sec. 27-7. - Area of coverage of chapter.**” is hereby
7 amended by adding the underlined language and deleting the stricken language as
8 follows:
9

10 **Sec. 27-7. - Area of coverage of chapter.**

11 ~~Except as specifically provided in this chapter, t~~The regulations of this chapter
12 shall apply throughout the jurisdiction of the city, unless otherwise stated herein or
13 expressly preempted by state or federal law. ~~For parcels of l~~ands annexed to the city
14 after the respective effective dates of the provisions of this ordinance from which this
15 chapter was derived, the provisions of F.S. § 171.062 shall govern.
16

17 **Section 9.** That chapter 27, article I. – General Provisions,
18 “**DIVISION 3. - CONSISTENCY MATRIX AND ZONING ATLAS**” is
19 hereby amended to “**DIVISION 3. - PLANNING DISTRICTS,**
20 **CONSISTENCY MATRIX, AND ZONING ATLAS**” and “**Sec. 27-20. –**
21 **Planning Districts.**” is hereby created to read as follows:
22

23 **DIVISION 3. - PLANNING DISTRICTS, CONSISTENCY MATRIX, AND**
24 **ZONING ATLAS**
25

26 **Sec. 27-20. – Reserved Planning Districts.**

27 Pursuant to the Tampa Comprehensive Plan, the city is comprised of five (5)
28 distinct Planning Districts, generally described as follows:

- 29 (a) Central Tampa: Beginning at the point of intersection of the centerlines of
30 Hillsborough Avenue and Himes Avenue; thence running east along
31 Hillsborough Avenue centerline to the centerline of Hillsborough River; thence
32 running northerly and easterly along the centerline of Hillsborough River to its
33 intersection with the western edge of the CSX right-of-way (immediately west of
34 Rowlett Park Drive); thence running southerly along the western edge of the
35 CSX right-of-way to its intersection with the centerline of Hillsborough Avenue;
36 thence running easterly to the city limits; thence running southerly, easterly, and
37 westerly along the city boundary, continuing along the southern boundary of the
38 Port of Tampa peninsula and southern and western boundaries of Davis Islands;
39 thence running westerly along the southern edge of Davis Islands Bridge to its
40 intersection with the seawall (Bayshore Boulevard), proximate to the intersection
41 of Swann Avenue and Bayshore Boulevard; thence running southwestly along
42 the waterside edge of the seawall (Bayshore Boulevard) to its intersection with
43 the extended centerline of Howard Avenue; thence running north along the
44 centerline of Howard Avenue to its intersection with the centerline of Swann
45 Avenue; thence running westerly along the centerline of Swann Avenue to its
46 intersection with the centerline of Himes Avenue; thence running northerly along
47 the centerline of Himes Avenue to the point of beginning;
- 48 (b) Westshore: Beginning at the point of intersection of the centerlines of Kennedy
49 Boulevard and Himes Avenue; thence running westerly along the centerline of
50 Kennedy Boulevard to its point of intersection with Interstate 275 at the water’s

1 edge; thence running northerly along the water's edge to its intersection with the
2 southern edge of Courtney Campbell Causeway right-of-way; thence running
3 westerly, easterly, and northerly along the city boundary line to its intersection
4 with the centerline of Hillsborough Avenue; thence running easterly along the
5 centerline of Hillsborough Avenue to its intersection with the centerline of Himes
6 Avenue; thence running southerly along the centerline of Himes Avenue to the
7 point of beginning;

8 (c) University: All lands within the city limits, north of Central Tampa and
9 Westshore Planning Districts, and encompasses lands east of the centerline of
10 46th Street and all natural lands south of Tampa Palms and west of the centerline
11 of the Hillsborough River;

12 (d) New Tampa: All lands within the city limits, north of University Planning
13 District. The District is generally bounded by unincorporated Hillsborough
14 County on the west and east and Pasco County on the north; and,

15 (e) South Tampa: All lands within the city limits, south of Westshore Planning
16 District and south and west of Central Tampa Planning District.

17
18 **Section 10.** That “**Sec. 27-43. - Definitions.**” is hereby amended by
19 adding the underlined language and deleting the stricken language as follows:
20

21 **Sec. 27-43. - Definitions.**

22 ...

23 Arborist: An arborist is an arboriculture professional who has earned and
24 maintains a current, valid arborist certification~~certified by~~ from the International Society
25 of Arboriculture (ISA).

26
27 Arborist Report: A professional report, performed by and/or under the direct
28 supervision of, and signed by, an arborist, which, at a minimum, includes a condition/risk
29 assessment rating for each tree identified on the tree survey. Acceptable assessment
30 methods include CTLA, TRAQ, BOND, Matheny & Clark, or other industry standard
31 assessments. Such reports may also include readings and findings from sonic
32 tomography, electric resistance tomography, and/or other industry standard imaging
33 methods used to supplement tree evaluation.

34 ...

35 Architectural Review (ARC) administrator: The city official responsible for
36 administration, interpretation, and enforcement of the historic district-related procedures,
37 provisions, and land development decisions of this chapter, as applicable.

38 ...

39 Barrio Latino (BLC) administrator: The city official responsible for
40 administration, interpretation, and enforcement of the Ybor City historic district-related
41 procedures, provisions, and land development decisions of this chapter, as applicable.

42 ...

43 Caliper: Trunk caliper is the diameter of the trunk measured six (6) inches above
44 the ground, on trees up to and including four (4) inches caliper; trunk caliper is measured
45 twelve (12) inches above the ground for trees larger than four (4) inches caliper. Caliper
46 is the standard measurement used for nursery trees (refer to Florida Department of
47 Agriculture and Consumer Services standards: 2017 Florida Grades and Standards for
48 Nursery Plants).

49 ...

50 Canopy: Synonymous with “crown.”

Canopy footprint: Synonymous with “crown footprint.”

1 ...
2 Canopy spread: Synonymous with “crown spread.”

3 ...

4
5 Champion or Challenger tree: Those trees described as Florida Champion Trees,
6 National Champion Trees, and Florida Challenger Trees, by the Florida Forest Service
7 Division, Florida Department of Agriculture and Consumer Service.

8 ...

9 Circumference: The distance around the ~~periphery~~ perimeter of a tree trunk at
10 four and one-half (4½) feet above existing grade DBH.

11
12 City transportation engineer: The city official responsible for administration and
13 interpretation of transportation-related procedures and provisions of this chapter, as
14 applicable.

15
16 Clearing: The removal of trees, shrubs, and other ~~vegetation~~ landscape from the
17 existing ground surface. Clearing is usually undertaken where subsequent land alteration,
18 construction, or agricultural activities are to occur. Lawn mowing and ANSI standard
19 pruning are excluded from this definition.

20 ...

21 Code administrator: The city official responsible for amendments to the land
22 development code. Refer to art. II for specific responsibilities.

23 ...

24 Critical Root Zone: The entire surface and subsurface soil area of the protective
25 root zone of a non-hazardous grand tree, where the minimum amount of roots considered
26 critical to the structural stability and/or health of the tree, and in which root pruning is not
27 permitted, as determined by on-site investigation of the natural resources coordinator, or
28 designee, as set forth in the Tree and Landscape Technical Manual.

29 ...

30 Crown: The live, foliated portion of a tree, from the lowest branch to the treetop.
31 Synonymous with “canopy.”

32
33 Crown footprint (“CF”): The crown footprint is that area, which is derived from
34 the vertical extension of the outermost edges of the crown, to the ground. Synonymous
35 with “canopy footprint.” For purposes of city code, crown footprints will be expressed as
36 circular areas, by using the formula for the area of a circle: πr^2 . The “CF” is equivalent to
37 the square of one-half (1/2) of the crown spread (“CS”), multiplied by pi, expressed as:
38 $\pi(\text{CS} \div 2)^2 = \text{CF}$.”

39
40 Crown spread (“CS”): The crown spread is the average diameter of the footprint
41 of the crown, by measuring the longest length diameter (“LLD”) of the crown and the
42 shortest length diameter (“SLD”) of the crown, expressed as: $(\text{LLD} + \text{SLD}) \div 2 = \text{CS}$.”

43 ...

44 Damage or abuse: Any action or inaction, which does not follow ~~good~~ accepted
45 arboricultural practices, as established by the ~~National~~ National-International Society of Arborists
46 Association. Abuse also includes damage inflicted upon roots by machinery, changing
47 the natural grade above the root system or around the trunk, destruction of the natural
48 shape or any action ~~which~~ that causes infection, infestation, or decay.

49
50 Dangerous tree: Any tree that rates ‘severe’ for failure potential with a
‘constant-use’ for target rating on the city’s tree condition and risk evaluation form (refer

1 to sec. 27-284.1.1(d)), relative to its location, species, condition, risk assessment, and
2 size.

3 ...

4 DPW (Department): The Department of Public Works (DPW).

5 ...

6 Diameter breast height (~~d.b.h.~~ "DBH"): The diameter, in inches, of a tree trunk
7 measured at four and one-half (4½) feet above existing grade. ~~D.b.h.~~ DBH is also referred
8 to as the diameter of a tree not in a nursery setting. Refer to "caliper" for the nursery tree
9 measurement standard. Refer to sec. 13-6(e) 27-284.1.2(d) for measurement methods
10 specific to tree forms: "low branching tree," "multi-stemmed tree or tight clump of
11 trees," "single-stem leaning tree," "single-stem upright or straight tree," and "tree on a
12 slope."

13 ...

14 Exempt plant species: Any Category I or II species, as listed on the *Florida*
15 Exotic Pest Plant Council's 2017 List of Invasive Plant Species, (refer to sec. ~~13-7~~ 27-
16 284.1.2(d) for specific requirements). Any species included on the State of Florida's
17 Noxious Weed List (refer to FL Administrative Code, Rule Chapter 5B-57).

18 ...

19 Grand tree: A species of tree and its root system, ~~of the species listed in~~
20 Schedule A located in section 13-6 whose circumference, height and with crown spread,
21 and DBH of at least thirty-two (32) inches, which are of the identity, size, and character
22 to total the minimum points for the species, as outlined in Schedule A set forth in sec. 13-
23 6 27-284.1.2. Any tree designated as a Challenger or Champion tree by the State of
24 Florida is considered a grand tree.

25 ...

26 Green space: Synonymous with "landscaped area" or "landscape area". The
27 entire parcel less the building footprint, driveways, vehicular use areas, hardscapes such
28 as decks, swimming pools, decorative fountains, patios and other non porous areas.
29 Stormwater management system, wetland conservation areas, lakes, rivers, and creeks are
30 excluded in the calculation of green space area.

31 ...

32 Hazardous tree: Any tree that rates at 'C-9' or higher, on the city's tree
33 condition and risk evaluation form, (refer to sec. 13-165 27-284.1.1), with a 'failure
34 potential' rating of at least 'high,' relative to its location, species, condition, risk
35 assessment, and size.

36 ...

37 Hedge: A close planting of shrubs which forms a compact, dense, living barrier
38 which protects, shields, separates, and/or demarcates an area from view, and which is
39 eighty (80) percent opaque within twelve (12) months after planting.

40 ...

41 Improvements (infrastructure): Improvements required by the land development
42 code, including but not limited to, street trees, right-of-way pavements, curbs and gutters,
43 streetlights, sidewalks, walkway pavements, water mains, sanitary sewers, storm sewers
44 or drains, street signs and traffic-control signs. Improvements may be found on-site or
45 off-site and may be either public or private.

46 ...

47 Infrastructure: Roads, water, sewer, stormwater or drainage facilities, and
48 utilities, and trees within the right-of-way constructed/installed to meet a public need
49 and/or public purpose, and designed in part to accommodate development.

50 ...

1 Invasive species: An exotic or naturalized plant or tree species whose growth
2 habit and reproductive strategy threaten to displace native species and disrupt ecological
3 processes of natural communities that disrupts naturally occurring native plant
4 communities by altering structure, composition, natural processes and/or habitat quality
5 common to Florida and the city.
6

7 Irreparable or irreversible damage or abuse: 'Damage or abuse' inflicted upon
8 a tree's root system, trunk, and/or crown, by any means, to such a degree that the tree
9 condition is rendered 'hazardous' or 'dangerous' and is incapable of correction, repair, or
10 return to a structurally stable condition.
11

12 Landscape: The planting of plant material, native and non-native plant material,
13 recommended trees, grand trees or protected trees, including retention of existing, which
14 is retained and/or planted in such a way as to conserve, preserve, and/or enhance land
15 uses, natural land features, and natural and aesthetic values, wildlife habitat, and/or other
16 environmental factors such as air or water quality. Non-living natural material which
17 permits percolation may also be used as accessory material in landscaping.
18

19 Landscape structure: A structure which that utilizes manmade materials and
20 vegetation landscape to create a landscape feature.
21

22 Landscape area trust fund: The fund established in section 16-46101 of the
23 Code, for the purpose of acquiring new park public land(s), or improving existing public
24 park land(s) or public right(s)-of-way, by providing new landscape area and/or
25 enhancement of existing landscape area in the public realm.
26

27 Landscape area: The minimum area on a parcel that is required to be
28 landscaped pursuant to this chapter, as depicted on an approved landscape and tree
29 planting plan. The types of plants and other materials permitted in a landscaped area are
30 outlined in the definition of "landscape" in this section. Landscape area excludes the
31 following: building footprint(s); driveways/accessways; vehicular use areas; hardscapes
32 such as decks, swimming pools, decorative fountains, patios, and/or other impervious
33 surfaces/areas; stormwater management systems/areas (below two (2) feet); wetland
34 conservation areas (wetland setback/buffer area(s) not excluded); and, other water bodies
35 such as lakes, ponds, rivers, and creeks.
36

37 Landscaping: The act of installation or removing of plants and/or
38 trees landscape.
39

40 Listed animal species: Animal species, which are identified as endangered,
41 threatened, or species of special concern by the Florida Fish and Wildlife Commission in
42 Chapter 39, Florida Administrative Code, and occur in the City of Tampa (refer to Florida
43 Administrative Code, Rule Chapter 68A-27).
44

45 Listed plant species: Plant species, which are identified as endangered or
46 threatened by the Florida Department of Agriculture and Consumer Services or the
47 United States Fish and Wildlife Service, and occur in the City of Tampa (refer to Florida
48 Administrative Code, Rule Chapter 5B-40).
49
50

1 ~~Listed species: All species of plants and animals which are listed as threatened,~~
2 ~~endangered or species of special concern in Chapter 39, Florida Administrative Code, or~~
3 ~~by the Florida Department of Agriculture and Consumer Services or the United States~~
4 ~~Fish and Wildlife Service, and occur in the City of Tampa.~~

5 ...
6 Longest length diameter (“LLD”) (see also “crown spread”): The longest linear
7 length of the crown footprint, generally perpendicular to the shortest length diameter
8 “SLD,” measured through the trunk, horizontally to the tips of live branches.

9 ...
10 ~~Contributed Mitigation tree: A recommended tree, selected from the city’s Tree~~
11 ~~Matrix (refer to sec. 27-284.1.1), that which is planted as a replacement tree or~~
12 ~~contributed to the department tree bank in accordance with section 13-164 to replace a~~
13 ~~protected tree that is dug up, irreversibly damaged or destroyed applicable Planning~~
14 ~~District’s tree trust fund (refer to sec. 27-20), in the form of a tree mitigation payment.~~
15 Refer to secs. 27-284.4 through 27-284.4.2, for the tree mitigation method.

16 ...
17 Native: An adjective used to describe species of flora and fauna which that
18 naturally occur in Hillsborough County and the City of Tampa; not to mean naturalized
19 or indigenous species, which originate from outside the county and city.

20 ...
21 Naturalized Plant: A plant that is reproducing spontaneously outside of
22 cultivation and outside its native range.

23 ...
24 Natural resources coordinator: The city official responsible for administration,
25 interpretation, and enforcement of natural resources-related provisions, set forth in this
26 chapter.

27 ...
28 Nonwooded land: A parcel, greater than one (1) acre, less than fifty (50) percent
29 of which is covered by native that has non-‘exempt’ tree canopy and/or forested native
30 plant communities, exclusive of wetlands, covering less than fifty (50) percent of the
31 parcel land area with canopy and/or foliage.

32 ...
33 Planning and urban design manager: The city official responsible for
34 administration, interpretation, and enforcement of procedures and provisions of this
35 chapter, regarding land development decisions and urban design review, in special
36 districts, overlay districts, and other urban design-related standards, as applicable.

37 ...
38 Planning Districts: As identified in the Tampa Comprehensive Plan and
39 described in sec. 27-20, there are five (5) Planning Districts within the city limits:
40 Central Tampa, Westshore, University, New Tampa, and South Tampa.

41 ...
42 ~~Protected tree: A tree and its root system, other than trees exempted in section~~
43 ~~13-7, having the characteristics set forth in section 13-6. Any mitigation tree; any~~
44 ~~mangrove species; any cypress species; and, any non-‘exempt’ tree species that measures~~
45 ~~five (5) inches or greater DBH. Refer to sec. 13-6 27-284.1.2.~~

46 ...
47 Protective barricade: A physical, vertical, temporary structure, affixed to the
48 ground, which not less than three (3) feet in height; limitings access to protected trees
49 and grand trees. A suitable protective barrier shall visually define the required protective
50 root zone (PRZ) during construction. Refer to sec. 27-284.1.1 and the Tree and
Landscape Technical Manual for barricade design, dimensions, and placement details.

1
2 Protective barrier: A physical, vertical, temporary structure, affixed to the
3 ground, which not less than four (4) feet in height, composed of wood or other suitable
4 materials, limitings access to a protected area to insure assure compliance with the intent
5 of this Code. Natural areas to be preserved, such as conservation areas, preservation
6 areas, areas where the vegetation of natural plant communities is retained and other areas
7 where land alteration is not authorized, can be protected during land alteration and
8 construction activities by placing stakes, or other acceptable materials, such as stakes
9 and/or fence, which create a vertical barrier, at the perimeter of such areas a maximum of
10 twenty five (25) feet apart, and tying twine flagged with plastic surveying tape from stake
11 to stake along the perimeter of such areas to be preserved. Refer to sec. 27-284.1.1 and
12 the Tree and Landscape Technical Manual for barrier design, dimensions, and placement
13 details.

14 ...
15 Protective root zone (PRZ): The entire surface and subsurface soil area
16 encompassed by prescribed radius for protected and grand trees, as set forth in the Tree
17 and Landscape Technical Manual (per the technical manual).

18 ...
19 Pruning: To selectively remove branches.

20 ...
21 Recommended tree: A tree of two (2) inches or greater in diameter, as measured
22 six (6) inches above grade, which is included in the recommended tree list set forth herein
23 as Schedule E in section 13-165.

24 ...
25 Relocated tree: A ~~protected~~ grand tree that has been transplanted, in accordance
26 with the technical standards set forth in the Tree and Landscape Technical Manual, to an
27 in the areas specified in this chapter. Such tree is factored as “retained” in the mitigation
28 calculation required in this chapter.

29 ...
30 Removed tree: A protected or grand tree that has been irreparably or irreversibly
31 damaged or destroyed. Such tree is factored as “removed” in the mitigation calculation
32 required in this chapter.

33 ...
34 Replaced or replacement tree: A ~~recommended~~ Synonymous with “mitigation
35 tree.” planted in the areas specified in this chapter in the place of a protected tree or grand
36 tree which was irreversibly damaged or destroyed.

37 ...
38 Required tree: A tree required to be planted as part of a development permit,
39 pursuant to this chapter, other than a mitigation or relocated tree.

40 ...
41 Root pruning: An arboricultural technique for preserving trees by providing for
42 the sharp severance of tree roots at a prescribed off-set, relating to the size of the tree.
43 Equipment must be approved by the department natural resources coordinator, or
44 respective designees, and have the capability of cutting to a minimum depth of eighteen
45 (18) inches below grade in order to protect residual roots within the protected root zone.

46 ...
47 Shade tree: A hardwood tree that reaches a typical minimum height of twenty-
48 five (25) feet (or higher) at maturity, grown primarily to produce shade with a
49 spreading canopy, which provides relief from direct sunlight for at least six-four (64)
50 months each year and is included in the recommended tree list.

...
...

1 Shortest length diameter (“SLD”) (see also “crown spread”): The
2 shortest linear length of the crown footprint, generally perpendicular to the
3 longest length diameter “LLD,” measured through the trunk, horizontally to the
4 tips of the branches.

5 ...
6 Site clearing: Any development or other activity which alters the land
7 upon which it is located, except for normal sodding, lawn maintenance, and
8 placement of signs.

9 ...
10 Specimen tree: A species of tree and its root system, with crown spread,
11 and DBH of at least twenty-four (24) inches, which are of the identity, size, and
12 character set forth in sec. 27-284.1.2.

13 ...
14 Tree: Any self-supporting single- and/or multi-stem woody plant, of a
15 species ~~that which~~ grows to at least a height of ~~fifteen-ten~~ (1510) feet (or higher)
16 in the environs of the city; -and, in addition, all mangrove species of ~~Rhizophora~~
17 ~~mangle~~ (red mangrove), ~~Aguncularia racemosa~~ (white mangrove), ~~Avicennia~~
18 ~~aerminans~~ (black mangrove) and ~~Conocarpus erecta~~ (buttonwood mangrove),
19 regardless of ~~diameter~~ size.

20 ...
21 Tree mitigation payment: The payment made in an amount, as set by city
22 council resolution, equivalent to the cost of procurement, installation, and
23 irrigation (hand watering or irrigation system) of a mitigation tree.

24 ...
25 Tree Removal Zone (TRZ): That portion of a zoning lot, which remains
26 after the principal structure yards (setbacks), plus five (5) feet on the front, side,
27 side street, and corner yards, and ten (10) feet on the rear yard, have been
28 deducted.

29 ...
30 Tree Removal Zone (TRZ) eligible lot: A lot of record, in any zoning
31 district, that meets all of the following dimensional standards: a. Lot Width: \leq 65
32 feet; b. Lot Depth: \leq 130 feet; and, c. Lot Area: \leq 6,500 square feet. Refer to sec.
33 27-43 for specific definitions and sec. 27-161 for applicable lot measurement
34 standards. Lots within the Parkland Estates Overlay District, set forth in sec. 27-
35 242, are controlled by Chapter 29126 Laws of Florida, as amended by 2003 HB
36 0731, and shall not be deemed TRZ eligible lots by the City, for any reason.

37 ...
38 Tree survey: A land survey, prepared by a surveyor and mapper, that
39 indicates the location, scientific name, and DBH of any tree on the subject parcel
40 and within twenty (20) feet of the perimeter of the subject parcel, as verified by an
41 arborist. The survey must also indicate the ‘crown spread’ dimensions and
42 corresponding ‘crown area’ for any non-‘exempt’ tree, measuring thirty-two (32)
43 inches DBH and greater.

44 ...
45 Trimming: ~~Refer to “pruning.” To selectively remove branches without~~
46 ~~irreversibly altering the natural shape or form of a tree and without irreversibly~~
47 ~~damaging or destroying the tree. Unless specifically allowed by the Natural~~
48 ~~Resources Coordinator in accordance with the standards set forth herein, all~~
49 ~~trimming of protected or grand trees shall be performed in accordance with the~~
50 ~~“American National Standard for Tree Care Operations, ANSI, A300-1995,~~
~~current addition.~~

1 ...
2 *Understory vegetation:* Native plants typical of natural plant communities
3 consisting of the ground vegetation and excluding protected and/or grand trees
4 five (5) inches DBH and larger.
5

6 ...
7 *Urban forest:* The urban forest consists of the remnants of native forest
8 found within private property, parks, medians, and rights-of-way; and planted
9 trees, palms, and shrubs found on any public or private property within the City of
10 Tampa. Refer also to the City's Urban Forest Management Plan and most current
11 Urban Forest Canopy Analysis.

12 ...
13 *Utility:* Any public or other community service, available to the general
14 public, including, but not limited to, potable or reclaimed water, wastewater,
15 stormwater, electricity, gas, telephone or other communications, gas, and cable
16 television.

17 ...
18 *Variance:* An approved deviation relaxation by the board of adjustment of
19 the applicable dimensional regulations of this chapter or removal of a grand tree,
20 granted by an authorized board as set forth in art. II, where such action is found to
21 be in compliance with those criteria established for such board(s) and/or in
22 applicable code sections will not be contrary to the public interest and where,
23 owing to conditions peculiar to the property and not the result of actions or the
24 situation of the applicant, a literal enforcement of this chapter would result in
25 unnecessary and undue hardship (see section 27-287.24).

26 ...
27 *Vehicular use area:* Any area used for the outdoor parking, or
28 circulation, and/or maneuvering of domestic or commercial any vehicles and/or
29 and cargo handling equipment. Unless expressly excluded in the context of its
30 use, "Vehicular use area" shall include loading docks/spaces/areas, fire lanes,
31 service drives, and any other vehicular accessways located on the parcel except
32 for accessways on parcels for single and two family dwellings.

33 ...
34 *Wooded land:* A parcel greater than one (1) acre, fifty (50) percent of
35 which is covered by that has native non-'exempt' tree canopy and/or forested
36 native plant communities, exclusive of wetlands, covering fifty (50) percent or
37 more of the parcel land area with canopy and/or foliage.

38 ...
39 *Zoning administrator:* The city official responsible for administration,
40 interpretation, and enforcement of the general zoning-related procedures,
41 provisions, and land development decisions of this chapter, as applicable.

42 **Section 11.** That **"Sec. 27-51. - Establishment of administrative**
43 **officer."** is hereby amended to **"Sec. 27-51. - Establishment of administrative**
44 **officers."** and by adding the underlined language and deleting the stricken
45 language as follows:

46
47 **Sec. 27-51. - Establishment of administrative officers.**

48 The provisions of this chapter shall be administered by the following
49 designated officials within the Planning and Development Department (PDD):
50 zoning administrator, who shall be designated by the PDD Director.

- (a) Code administrator;
- (b) Zoning administrator;
- (c) Planning and urban design manager;
- (d) Natural resources coordinator;
- (e) City transportation engineer;
- (f) Architectural Review Commission (ARC) administrator;
- (g) Barrio Latino Commission (BLC) administrator.

Section 12. That “**Sec. 27-58. - Fees.**” is hereby amended by adding the underlined language and deleting the stricken language as follows:

Sec. 27-58. - Fees.

Before the ~~zoning administrator~~ designated reviewing official or designee may issue any written determination or review any application for alternative design exception, S-1 permit, or any other official action ~~of the zoning administrator~~ described in this article, the applicant shall pay an administrative fee in an amount city council fixes by resolution.

Section 13. That “**Sec. 27-60. – Alternative design exception.**” is hereby amended by adding the underlined language and deleting the stricken language as follows:

Sec. 27-60. - Alternative design exception.

- (a) The ~~designated official(s) or designee(s) are zoning administrator~~ is hereby authorized to grant administrative, alternative design exceptions, from the strict application of this chapter and any associated land development regulations ~~as set forth in this section~~, subject to the limitations described in this section. The process is specifically intended to promote high standards of site design, and to provide flexibility in the administration of standards in recognition of site-specific conditions, and to establish conditions to ensure compatibility and consistency in the interpretation and application of applicable standards, where those standards are modified.
- (b) Prior to submitting an application for an alternative design exception, the applicant must schedule a pre-application meeting with the ~~zoning administrator~~ reviewing official or designee, ~~the urban design coordinator,~~ and/or other appropriate city staff as needed, in order to determine the scope of the request and what documentation will be necessary to support the application.
- (c) *Types of applications.* Applications for alternative design exception are classified as follows:
 - (1) *Design exception-1:* Applications for minor design changes related to the following development standards (refer to ~~respective code criteria for requirements~~ specific code sections below for applicable, designated reviewing official):

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- a. Article III, Division 2: Special Districts (design/dimension standards);
- b. Article IV, Overlay Districts ~~overlay~~ (design/dimension standards);
- c. Article VI Supplemental Regulations: ~~(e.g. fence height, framing, and orientation, alternative buffering and screening,~~
 - 1. Division 3: Access, parking, ~~and~~ loading); ~~and,~~
 - 2. Division 4:
 - i. Subdivision 3: Landscaped area, buffer(s)/screen(s);
 - ii. Subdivision 5: Wetlands;
 - iii. Subdivision 6: Upland habitat;
 - 3. Division 7, sec. 27-290.1: ~~Fence(s)/wall(s): height, framing, and orientation;~~ and,
- d. Other such minor changes to design oriented requirements of this code, all within the limits set forth in their respective sections.

(2) *Design exception-2:* Applications for minor changes to building setback and height limitations, as follows:

Table 60. Design Exception-2		
Code Section, Table	Planning District [1]	General Limitations [2]
Sec. 27-156(c), Table 4-2	New Tampa South Tampa Westshore	- Up to 10% for front, corner, rear yard - Up to 1' for side yard - <u>Up to 25% for side yard (only to preserve specimen or grand trees)</u> - Up to 10% for building height
	University Central Tampa	- Up to 25% for front, corner, rear yard - Up to 1' for side yard - <u>Up to 25% for side yard (only to preserve specimen or grand trees)</u> - Up to 10% for

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		building height
Notes:		
[1] Refer to Tampa Comprehensive Plan, "Tampa Vision Map Series: City Form Map," <u>sec. 27-20</u> for district boundaries <u>and descriptions</u> .		
[2] Refer to section 27-156(c), Table 4-2 "Notes", which in certain circumstances may allow for variations to the general limitations stated above.		

(d) *General requirements.* An applicant shall provide a complete application and applicable fee to the ~~zoning administrator~~reviewing official for review and determination, which shall include all information contained in this section. All alternative design exception applications shall include documentation sufficient to justify the request. In addition, an application for an alternative design exception shall address the following issues, as applicable:

- (1) Description:
 - ...
 - b. Code section(s) from which the exception(s) are being requested;
 - ~~bc.~~
 - ed.
 - ~~de.~~ If the project is in an special, overlay, or historic district, applicable City of Tampa Code of Ordinance provisions or design standards.

- (2) Analyses (narrative and visual depiction) related to:
 - a. Dimensional standards of underlying zoning classification;
 - b. Landscaped/Buffer area dimensions and materials proposed (i.e. fence/wall materials, plant species/sizes, etc.);

- (3) If applicable, the alternative design exception application shall also contain a recommendation by the professional engineer responsible for the project design elements, unless the ~~zoning administrator~~reviewing official determines that such a recommendation is not necessary given the scope of the request.

(e) *General process.* Applications for alternative design exception shall be processed as follows:

- (1) The applicant shall file a complete application, including any supplemental documentation, with the ~~zoning administrator~~reviewing official or designee.

1 (2) *Public notice required for alternative design exception-2.* Upon
2 receipt of a complete application for an alternative design
3 exception-2 and payment of the appropriate fee, the ~~zoning~~
4 ~~administrator~~reviewing official shall direct the applicant to provide
5 public notice. The procedures for required public notice shall be
6 governed by section 27-149, with supplemental notice provided
7 per sections 27-149(c)(1) (mailed notice) and (c)(3) (affidavit of
8 compliance).
9

10
11 (3) The ~~zoning administrator~~reviewing official or designee, upon
12 review of the application, may request additional information from
13 the applicant related to the request or applicable criteria.
14

15 (4) The ~~zoning administrator~~reviewing official or designee shall grant
16 or deny the request within fifteen (15) working days of the filing of
17 the complete application, the affidavit of compliance pursuant to
18 (2) above, and all appropriate and necessary documents and
19 supplemental information provided pursuant to (1) and (3) above.
20

21 (5) In reviewing the application, the ~~zoning administrator~~reviewing
22 official shall apply the following criteria:
23

24 ...
25 b. That the exception provides a reasonable allowance of use
26 under the specified circumstances of each application (not
27 applicable to decisions regarding tree removal); and
28

29 ...
30 g. Specific to applications for alternative design exception-2,
31 that a Design Exception-2 such request(s) clearly
32 demonstrate(s) that the exception is warranted, due to
33 unique circumstances of the property, such as:
34 i1. Location of existing protected or grand trees;
35 ii2. Location of existing buildings or structures;
36 iii3. Existing property elevations (grades); or
37 iv4. Other unique, existing physical conditions of the
38 property (above or below grade) that are otherwise
39 protected from or limited for alteration, due to other
40 applicable development regulations;
41 5. Location and condition of existing specimen and/or
42 grand tree(s) (specific to 25% side yard, refer to
43 Table 60 above).
44

45 (6) ~~An exception of standards to the site planning or development~~
46 ~~standards of this code in compliance with this section is allowed,~~
47 ~~based on the findings that the exception is necessary to accomplish~~
48 ~~a reasonable accommodation of the needs of a disabled person, in~~
49 ~~compliance with the Americans with Disabilities Act.~~
50

1 (76) The ~~zoning administrator~~reviewing official may impose reasonable
2 conditions upon any exception to ensure that the public health,
3 safety and general welfare are protected and substantial justice is
4 done. A violation of any imposed conditions shall be a violation of
5 this chapter.
6

7 (87) An approved alternative design exception shall be valid for a
8 period of one (1) year from the approval date, during which the
9 property owner must begin the associated
10 development/construction work. If no development/construction
11 activity occurs on the land related to the approved exception within
12 the one-year period, the approval shall expire.
13

14 **Section 14.** That “**Sec. 27-61. - Review.**” is hereby amended by adding
15 the underlined language and deleting the stricken language as follows:
16

17 **Sec. 27-61. - Review.**

18 . . .

19 (b) *Decisions ~~which~~ that may be reviewed; jurisdiction.* The following
20 decisions shall be reviewed pursuant to this section:
21

22 (1) A formal decision of the ~~zoning administrator~~reviewing official
23 may be reviewed by city council for a final order after receipt of a
24 recommended order by a hearing officer, as set forth below.
25

26 (2) A quasi-judicial decision of a board₂ of the City of Tampa₂ to
27 approve or deny an application₂ may be reviewed by city council
28 for a final decision. The boards of the City of Tampa whose
29 decisions may be reviewed pursuant to this section are the
30 Variance Review Board (VRB), Architectural Review ~~Committee~~
31 Commission (ARC), Barrio Latino Commission (BLC)₂ ~~or~~ and the
32 Historic Preservation Commission (HPC) (collectively "boards")
33

34 (3) A decision by the following designation reviewing officials,
35 ~~zoning administrator~~ to approve or deny the ~~following specific~~
36 applications (collectively “Administrative Review Permit” or
37 “~~Z~~AAR Permit”) may be reviewed₂ by city council₂ for a final
38 decision:
39

40 a. Zoning administrator:

41 1. A S-1 special use permit (not relating to
42 constitutionally protected First Amendment
43 activity), including the granting of any waiver₂ to
44 the specific criteria for an S-1 special use permit,
45 pursuant to the criteria for a waiver contained in
46 section ~~27-132~~;
47

48 2. A minor or major change to an approved S-2 special
49 use permit₂ pursuant to sec.~~tion~~ 27-128;
50

3. A non-substantial or substantial change to an approved site plan zoning, pursuant to section 27-138;
4. An incremental review detailed site plan, pursuant to section 27-228;
5. An applicable alternative design exception, pursuant to section 27-60; and
6. Any other zoning compliance approval, as specifically authorized pursuant to in this chapter.

b. Planning and urban design manager:

1. Special district design review, including any related/applicable alternative design exceptions, for any CBD, CD, SH, or NMU subdistrict, pursuant to article III, division 2, subdivisions 3 through 6;
2. Overlay district design review, including any related/applicable alternative design exceptions, pursuant to article IV, division 2;
3. Any compliance approval listed under (3)a. above, for any CBD, CD, SH, or NMU subdistrict, or as otherwise specifically authorized in this chapter.

c. Natural resources coordinator:

1. An alternative design exception, pursuant to sec. 27-60(c)(1)c.2;
2. Hazardous grand tree removal, pursuant to sec. 27-284.2.5.

- d. _____
 e. _____
 f. _____

...
 (d) Time for filing petition for review. The petitioner shall file a petition for review of a decision, and any required documents, no later than 5:00 p.m., on the tenth (10th) working day, after the date the decision was rendered. Refer to section 1-2 definition of "computation of time."

...
 (g) Contents of petition for review; submission of certain documents, supporting expert evidence, and/or a DVD of board action, as required.

(1) A petition for review shall be in a form provided by the city and shall include, at a minimum, the ~~following~~ information set forth below, at time of submittal to the city:

- a. The name and address of the petitioner; and ~~of the~~ authorized representative, if applicable;

1 b. ~~The~~ written decision for which the petitioner is seeking
2 review or, if not available, a summary of the decision
3 sought to be reviewed; ~~and~~

4
5 c. ~~A~~ summary of the basis for the petition for review,
6 including specific sections of the applicable City of Tampa
7 Code or ordinance; ~~and~~

8
9 d. Additional, required submittal documentation regarding
10 grand tree condition evaluations. Petitions for review of a
11 decision of the natural resources coordinator, regarding an
12 alternative design exception related to a grand tree
13 condition evaluation/risk assessment, shall include an
14 independent report/risk assessment performed by an ISA
15 certified arborist.

16
17 ...

18 (j) *Review hearing.*

19 ...

20 (3) *Review of ~~ZA~~ AR permits.*

21 a. *Hearing before city council.* In reviewing an ZA AR
22 permit, city council shall apply a de novo standard of
23 review, and shall not be limited in its review to that
24 information, documentation, or evidence upon which the
25 ZA AR permit was based. City council shall follow all
26 applicable ordinances in arriving at its decision and may
27 receive new evidence. City council, after reviewing the ZA
28 AR permit and hearing evidence and testimony may either
29 affirm the ZA AR permit or deny the ZAAR permit.
30

31
32 ...

33 d. *Alternative process.* In the alternative, a petitioner for
34 review of an ZAAR permit may elect to have the decision
35 reviewed pursuant to subsection (1) above. In that instance,
36 the hearing officer shall provide a recommended order to
37 city council for a final order.
38

39 **Section 15.** That “**Sec. 27-79. - Powers and duties.**” is hereby
40 amended by adding the underlined language and deleting the stricken language as
41 follows:
42

43 **Sec. 27-79. - Powers and duties.**

44 The VRB shall have the following powers and duties:

45 (a) ~~Chapter 13, Landscaping, Tree Removal and Site Clearing and sections~~
46 ~~27-285 through 27-286~~ Chapter 27, Article VI, Division 4, related to
47 natural resources.

48 (1) ~~Hear and decide administrative appeals from any order,~~
49 ~~requirement, decision or determination made by any official or~~
50

1 staff member in interpreting Chapter 13 in accordance with section
2 27-61(a).

- 3 (2) — Hear and authorize variances from the terms and requirements of
4 ~~Chapter 13 and sections 27-285 through 27-286~~ Article VI,
5 Division 4, as set forth therein; provided, however, that the VRB
6 shall not waive or vary, in its entirety, any section of ~~Chapter 13 or~~
7 ~~sections 27-285 through 27-286~~ the Division, and shall not have the
8 authority to waive or vary any requirements of the technical
9 manual adopted pursuant to ~~City of Tampa Code section 13-~~
10 ~~14627-284.1.1.~~

11 ...
12 (c) *Chapter 27 Zoning and Land Development.*

- 13 ...
14 (2) Hear and authorize variances from the terms and requirements of
15 Chapter 27, Zoning and Land Development, relative to:
16 a. All yard (setback); and fence and buffer requirements.

17 ...

18
19 **Section 16.** That “**Sec. 27-81. - Administration; notice; public hearing;**
20 **decision.**” is hereby amended by adding the underlined language and deleting the
21 stricken language as follows:

22
23 **Sec. 27-81. - Administration; notice; public hearing; decision.**

- 24
25 (a) *Administration.* Applications for variances or tree removal permit approvals shall
26 be filed with the zoning administrator, as the administrator for the variance
27 review board (VRB). Applications for grand tree removal permit approvals shall
28 not be set for hearing until the recommendation of the natural resources
29 coordinator, or designee, is forwarded to the administrator, as provided in sec.
30 27-284.2.5. Applications shall be submitted on forms provided by the zoning
31 administrator. The administrative review fee for such applications shall be as
32 prescribed by city council resolution. Each application for a variance to the wet
33 land setback requirements set forth in section 27-286 shall be accompanied by a
34 written recommendation from an authorized representative of the Hillsborough
35 County Environmental Protection Commission or ~~an environmental consultant~~
36 ~~approved by the director of the parks and recreation department~~ the natural
37 resources coordinator, or designee.

38
39 **Section 17.** That “**Sec. 27-96. - Variance; authority; application;**
40 **notice; criteria; decision; stay; denial; review; expiration of variance.**” is
41 hereby amended by adding the underlined language and deleting the stricken
42 language as follows:

43
44 **Sec. 27-96. - Variance; authority; application; notice; criteria; decision; stay;**
45 **denial; review; expiration of variance.**

- 46 (a) *Authority.* For any property subject to the BLC's jurisdiction, the BLC
47 shall have the following variance powers:
48 (1) ~~Chapter 13 landscaping, tree removal and site clearing and~~
49 ~~related sections in Chapter 27~~ Chapter 27, Article VI, Division 4,
50 related to natural resources. Hear and authorize variances from the
terms and requirements of ~~chapter 13 and related sections of~~

Chapter 27 Article VI, Division 4, as set forth therein. However, the BLC shall not waive or vary, in its entirety, any section of ~~chapter 13~~the Division, and shall not have the authority to waive or vary any requirements of the technical manual adopted pursuant to ~~section 13-146~~27-284.1.1.

...
(3) *Chapter 27 zoning and land development.* Hear and authorize variances from the terms and requirements of Chapter 27, zoning, relative to:

(i) All yard (setback), and fence, ~~and buffer~~ requirements.

...
(b) *Application.* Applications for variances or tree removal permit approvals shall be filed with the BLC's staff administrator, and such applications shall be submitted on forms provided by the administrator. Applications for grand tree removal permit approvals shall not be set for hearing until the recommendation of the natural resources coordinator, or designee, is forwarded to the administrator, as provided in sec. 27-284.2.5. The administrative review fee for such applications shall be as prescribed by the city council by resolution. This fee shall not be eligible for any reduction through the grant program set forth in section 5-108.7. Each application for a variance to the wetland setback requirements set forth in Chapter 27 shall be accompanied by a written recommendation from an authorized representative of the Hillsborough County Environmental Protection Commission or ~~an environmental consultant approved by the director of the parks and recreation department~~ the natural resources coordinator, or designee.

...
Section 18. That “**Sec. 27-114. - Variance; authority; application; public notice; criteria; decision; stay; denial; review; expiration of variance.**” is hereby amended by adding the underlined language and deleting the stricken language as follows:

Sec. 27-114. - Variance; authority; application; public notice; criteria; decision; stay; denial; review; expiration of variance.

(a) *Authority.* In any historic district, historic conservation overlay district, or multiple property designation, or on any locally designated landmark, landmark site subject to the ARC's jurisdiction, the ARC shall have the following variance powers:

(1) ~~Chapter 13 Landscaping, Tree Removal and Site Clearing Chapter 27, Article VI, Division 4, related to natural resources.~~ Hear and authorize variances from the terms and requirements of ~~Chapter 13 and sections 27-285 through 27-286~~Article VI, Division 4, as set forth therein. However, the ARC shall not waive or vary, in its entirety, any section of ~~Chapter 13~~the Division, and shall not have the authority to waive or vary any requirements of the technical manual adopted pursuant to ~~section 13-146~~27-284.1.1.

(3) *Chapter 27 Zoning and Land Development.* Hear and authorize variances from the terms and requirements of Chapter 27, Zoning and Land Development, relative to:

(i) All yard (setback), and fence ~~and buffer~~ requirements.

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- (b) *Application.* Applications for variances or tree removal permit approvals shall be filed with the ARC's staff administrator, and such applications shall be submitted on forms provided by the administrator. Applications for grand tree removal permit approvals shall not be set for hearing until the recommendation of the natural resources coordinator, or designee, is forwarded to the administrator, as provided in sec. 27-284.2.5. The administrative review fee for such applications shall be as prescribed by the city council by resolution. This fee shall not be eligible for any reduction through the grant program set forth in section 5-108.7. Each application for a variance to the wet land setback requirements set forth in section 27-286 shall be accompanied by a written recommendation from an authorized representative of the Hillsborough County Environmental Protection Commission or ~~an environmental consultant approved by the director of the parks and recreation department~~ the natural resources coordinator, or designee.

18 **Section 19.** That “**Sec. 27-51. - Establishment of administrative officer.**”
19 is hereby amended to “**Sec. 27-51. - Establishment of administrative officers.**” and
20 by adding the underlined language and deleting the stricken language as follows:
21

22 **Sec. 27-132. - Regulations governing individual special uses**

23 ...
24 *Interim parking (in YC-7 District).* The following specific standards shall
25 be used in deciding an application for approval of this use in the YC-7 Zoning
26 District:
27

- 28 ...
29 d. The interim parking shall be screened from all adjacent residential uses in
30 accordance with the requirements of section 27-284.3.3.

31 ...
32 *Junkyard.* The following specific standards shall be used in deciding
33 applications for approval of this use:

- 34 ...
35 d. That such business shall be carried on, maintained or conducted entirely
36 inside an enclosed building or buildings, unless the premises on which
37 such business is carried on, maintained or conducted shall be entirely
38 enclosed by a solid fence or wall in accordance with the requirements of
39 sections ~~27-284.3.3~~ and 27-282.12, City of Tampa Code.

40 ...
41 *Parking, off-street, commercial.* The following specific standards shall be
42 used in deciding an application for approval of this use:

- 43 ...
44 e. The commercial parking shall be screened from all adjacent residential
45 uses in accordance with the requirements of section ~~27-284.3.3~~.

46 ...
47 *Recreational facility; commercial-outdoor.* The following specific
48 standards shall be used in deciding an application for approval of this use:

- 49 ...
50 c. The site plan shall demonstrate compliance with section ~~27-284.3.3;~~
~~Buffers and screening.~~ No outdoor recreation area shall be within fifteen
(15) feet of abutting residential uses.

1
2 ...
3 *Retail sales, lawn and garden shop.* The following specific standards shall
4 be used in deciding an application for approval of this use:

- 5 ...
6 b. The open storage of plants and gardening material shall be permitted
7 provided ~~section 27-282.12, Screening of open storage, and section 27-~~
8 ~~284.3.3, Buffers and screening,~~ provisions are met. At no time can the
9 open stacking of materials exceed the height of the fence used to screen
10 the storage area. At no time shall there be open storage of equipment.

11 ...
12 *Truck/trailer rental.* All establishments that are within the CG zoning
13 district shall be required to meet the following provisions:

- 14 ...
15 d. Storage areas for trucks/trailers to be leased shall be located in the rear of
16 the lot and screened from the view of all residential zoning districts and
17 residential uses, with solid masonry wall, with a minimum height of eight
18 (8) feet. This is in addition to ~~sections 27-284.3.3, and 27-282.12, and~~
19 applicable landscape/buffer requirements set forth in articles III and IV.

20 ...
21 **Section 20.** That “**Sec. 27-139. - General requirements.**” is hereby
22 amended by adding the underlined language and deleting the stricken language as
23 follows:

24
25 **Sec. 27-139. - General requirements.**

26 The provisions of this section shall apply to all site plan zoning districts.

27 (1) Development standards.

28 ...
29 b. Physical characteristics of the site.

- 30 1. Existing trees shall be preserved in accordance with ~~City of~~
31 ~~Tampa Code Chapter 13~~article VI, division 4, subdivision
32 3.

33 ...
34 d. Refuse stations, storage areas and off-street loading areas.

- 35 1. *Location.* Refuse stations, storage areas and off-street
36 loading areas shall be designed with suitable screening and
37 located where safely accessible and serviceable for its
38 purpose. All refuse containers shall be located within the
39 property no closer than the front building set back line
40 during non-collection days. Said areas shall not be located
41 in a front yard or within buffer areas [Refer to section 27-
42 284.3.3(a), section 27-288(b), and section 26-166(I)].

43 ...
44 ...
45 **Section 21.** That “**Sec. 27-147. - Amendment initiation.**” is hereby
46 amended by adding the underlined language and deleting the stricken language as
47 follows:

48
49 **Sec. 27-147. - Amendment initiation.**

50 Subject to the limitations of the foregoing statement of intent, an
amendment to this chapter may be initiated by:

- 1 (1) The city council on its own motion;
- 2 (2) The zoning code administrator;
- 3 (3) Application by any property owner or his or her agent or a citizen or his or
- 4 her agent.

5
6 **Section 22.** That “**Sec. 27-148. - Procedure for amendment**
7 **application.**” is hereby by adding the underlined language and deleting the
8 stricken language as follows:

9
10 **Sec. 27-148. - Procedure for amendment application.**

11 (a) *Text amendments.* Every application for amendments to this chapter shall
12 contain the information described below. Additional material may be filed
13 at the applicant's option.

14 ...
15 (7) The application shall be filed with the ~~land development~~
16 ~~coordination division~~ code administrator for presentation to the
17 city council and referral to the appropriate city departments.
18 Applications for all text amendments related to this chapter shall
19 be processed on a semi-annual basis. The zoning code
20 administrator shall develop and maintain a schedule for processing
21 said amendments (see section 27-151).

22 (8) The applicant shall be responsible to pay a fee for the text
23 amendment processing upon ~~scheduling of the first reading of the~~
24 ~~proposed ordinance before city council~~ filing the application with
25 the code administrator. ~~The fee shall be paid to the land~~
26 ~~development coordination division prior to said first reading or the~~
27 ~~public hearing will be delayed until the fee is paid.~~

28
29 **Section 23.** That “**Sec. 27-151. – Comprehensive review of chapter.**”
30 is hereby amended to “**Sec. 27-151. – Comprehensive review of land**
31 **development code.**” and by adding the underlined language and deleting the
32 stricken language as follows:

33
34 **Sec. 27-151. - Comprehensive review of ~~chapter~~land development code.**

35 The zoning code administrator or designee shall examine the provisions of
36 this chapter and ~~shall~~ may submit a bi-annual report to the city council
37 recommending changes and amendments, if any, that are desirable in the interest
38 of furthering the public health, safety and general welfare. Any text amendment
39 requests for this chapter made by city council, any other city department, any
40 public or quasi-public agency, or any member of the public, shall be submitted to
41 the ~~land development coordination division~~ code administrator for review and
42 processing. The deadline for each text amendment cycle shall fall on January 15
43 and July 15 of each calendar year. Processing of the proposed text amendments
44 shall begin on the deadline date, following a batch process. The zoning code
45 administrator or city council may initiate a text amendment, outside of the normal
46 text amendment cycle, to correct an unintentional error or conflict between
47 sections of this chapter or with other chapters, or for amendments to procedural
48 matters. Refer to section 27-148 and 27-149(a).

1 **Section 24.** That “**Sec. 27-156. - Establishment of administrative**
 2 **officer.**” is hereby amended by adding the underlined language and deleting the
 3 stricken language as follows:
 4

5 **Sec. 27-156. - Official schedule of district regulations.**
 6 ...

7
 8 **TABLE 4-2**
 9 **SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT**
 10 **REGULATIONS**

						Required Yards (ft.) ^{13,7}			
						Rear			
District	Minimum Area (sq. ft.)	Lot Size Width (ft.)	Dwelling Unit (sq. ft.)	Front ¹⁴	Side ^{15, 16}	Interior Lot/Corner Lot ⁸	Corner ⁸	Maximum FAR ¹⁷	Maximum Height (ft.) ¹

17 ...

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 19
 20 Table 4-2 Notes:

- 21 ...
- 22 7. On TRZ eligible lots, for the sole purpose of preserving specimen or grand
 23 tree(s), building height and yards applicable to the subject lot may be
 24 altered without a variance or alternative design exception, as follows:
 25 a. Up to 25% reduction for front and corner yards
 26 b. Up to 1’ reduction for side yard
 27 c. Up to 40% reduction for rear yard
 28 d. Up to 10% increase for building height.

29 ...

30 13. Section 27-284.3.3, Buffers and screening may require additional setback
 31 for required buffer area.
 32 ...

33
 34 **Section 25.** That “**Sec. 27-177. - Historic district established.**” is
 35 hereby amended by adding the underlined language and deleting the stricken
 36 language as follows:
 37

38 **Sec. 27-177. - Historic district established.**
 39 ...

40 **TABLE 8-1**
 41 **SCHEDULE OF PERMITTED, ACCESSORY, AND SPECIAL USES BY**
 42 **DISTRICT*⁷**
 43 ...

44 Table 8-1 Notes:

- 45 ...
- 46 ⁶ See section 27-282.17 for regulations applicable to temporary film
 47 production. Additionally, the section 27-284.3.3 buffer requirements shall
 48 not apply to this use.
 49 ...

50 **TABLE 8-2**

1 **SCHEDULE OF DIMENSIONAL REGULATIONS**

2 ...
3 i See section 27-284.3.3 for screening and buffering requirements.

4 ...
5 **Section 26.** That “**Sec. 27-178. - Alternative parking requirements.**”
6 is hereby amended by adding the underlined language and deleting the stricken
7 language as follows:

8
9 **Sec. 27-178. - Alternative parking requirements.**

10 ...
11 (e) *Surface parking lot standards.* Permit applications for surface parking lots
12 shall be reviewed for certificate of appropriateness by the Barrio staff
13 administrator and shall meet the following standards:

14 ...
15 (5) *Landscaping.* As an alternative to the requirements for landscaping
16 the vehicular use areas as established in section 27-2854.3.3,
17 parking lots within the Ybor Historic District shall meet the
18 following minimum standards:

19 ...
20 b. For zoning lot area over seven thousand five hundred
21 (7,500) square feet the landscape buffer width between the
22 vehicular use area and the street right-of-way requirements
23 is reduced from eight (8) feet to five (5) feet. The planting
24 requirements within the five (5) feet shall follow the
25 standards in sections 27-285284.3.2 and 27-285-~~1~~284.3.3.
26 No interior landscaping on the vehicular use area shall be
27 required.

28 ...
29 (6) *Irrigation.* As an alternative to the permanent irrigation system
30 required in section 27-285-~~1~~284.3.2, the city may approve a
31 manual irrigation plan that provides for establishment of the plant
32 material and provides for a continued maintenance plan. Plants,
33 including turf parking area, must be maintained in healthy
34 condition. Failure to maintain the required vegetation shall be a
35 violation of this section and require replanting consistent with
36 these standards.

37 (7) *Buffers and screening.* Standards are as follows:

38 a. For zoning lot area seven thousand five hundred (7,500)
39 square feet or less, property adjacent to a Group Use A or
40 B, per Table 8-1, the required buffer shall include a six (6)
41 feet high solid fence consistent with "Diagram 8-1 D"
42 placed along the common property line, not to extend
43 beyond the front building wall of the adjacent Group Use A
44 or B use, and five (5) feet wide landscape area which meets
45 the requirement of section 27-284.~~(2)~~a.3.3.
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1 b. For zoning lot area over seven thousand five hundred
2 (7,500) square feet, property adjacent to a Group Use A or
3 B, per Table 8-1, the required buffer shall include a six (6)
4 feet high solid fence consistent with "Diagram 8-1 D"
5 placed along the common property line, not to extend
6 beyond the front building wall of the adjacent Group Use A
7 or B use, and fifteen (15) feet wide landscape area which
8 meets the requirement of section 27-284.~~(2)~~b.3.3.
9

10 c. *Alternative buffers and screening.* In lieu of compliance
11 with the above buffer and screening requirements, a
12 developer may submit to the zoning administrator for his
13 approval a detailed plan and specifications for buffering
14 and screening equivalent to or exceeding that provided by
15 the above requirements.
16

17 ...
18

19 **Section 27.** That "**Sec. 27-185.1. - Off-street surface parking design**
20 **standards.**" is hereby amended by adding the underlined language and deleting
21 the stricken language as follows:
22

23 **Sec. 27-185.1. - Off-street surface parking design standards.**

24 Off street surface parking zones and surface parking lot design standards.
25

26 ...
27

TABLE 185.1 OFF-STREET SURFACE PARKING DESIGN STANDARDS
--

...

TABLE 185.1 NOTES

[1] All tree and landscape planting, preservation/protection, and removal shall adhere to chapter 13, Tree and Landscape Technical Manual; and article VI, <u>division 4,</u> of this chapter.

...

[6] Irrigation shall adhere to the standards set forth on sec. 27-285.1 <u>284.3.2.</u>
--

...

39 **Section 28.** That "**Sec. 27-198. - Official schedule of permitted**
40 **principal, accessory and special uses.**" is hereby by adding the underlined
41 language and deleting the stricken language as follows:
42

43 **Sec. 27-198. - Official schedule of permitted principal, accessory and special**
44 **uses.**

45 ...
46

47 (b) Uses listed in Table 19-1 as special uses may be established in the CD
48 only after approval of an application of a special use permit in accordance
49 with the procedures and requirements in Article II, Division 5 of this
50 chapter.

1 **Table 19-1**

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3 **SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AN SPECIAL**
4 **USES**

5 ...

6
7 Table 19-1 Notes:

8
9 ¹ Except as noted in Footnote #6 below, or as may be required in a
10 CD-2 rezoning site plan, uses in the Channel District are exempt
11 from the buffering requirements of section 27-284.3.3, with the
12 exception of buffer standards as they apply to solid waste facilities.
13

14 ...

15
16 **Section 29.** That “**Sec. 27-211.13. - Landscaping.**” is hereby amended
17 by adding the underlined language and deleting the stricken language as follows:

18
19 **Sec. 27-211.13. - Landscaping.**

20 ...
21 (b) *Applicability.* All development shall adhere to the requirements set forth
22 below, and with ~~the remainder of Chapter 13~~ article VI, division 4, as
23 applicable. The standards set forth below supersede the tree planting
24 requirements of ~~section 27-285~~ 27-284.3.3 and ~~buffering requirements of~~
25 ~~section 27-284.~~

26
27 (c) *Technical Manual.* All development shall adhere to the tree preservation
28 and construction methods of the Tree and Landscape Technical Manual.

29
30 (d) *Tree preservation & removal.* All development shall preserve, relocate,
31 and/or remove protected and grand trees in accordance with ~~Chapter~~
32 13 article VI, division 4, subdivisions 2 through 4.

33
34 (e) *Required plantings (all landscape materials).* In cases of conflict between
35 the General and Parking Area Landscaping, the most restrictive standard
36 applies.

37
38 (1) *General site landscaping standards:* all development (not
39 including single-family detached, -attached, -semi-detached, or
40 two-family) shall comply with development standards set forth
41 below:

KEY: Table 21.13.1 Table 211.13.1 (Key)				
<i>See also sec. 27-43 Definitions.</i>	F:	SS: Side	UFA: Usable floor	LI: Landscaped
	Front	(street)	area	Island
	R:	SI: Side	<u>VUA: Vehicular use</u>	OC: On center
	Rear	(interior)	<u>area</u>	
General Site Landscaping				
Required Plantings [1,3,4,5]				

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F	<ul style="list-style-type: none"> - (1) <u>Type 1 or 2</u> tree at 40' OC [5] - Low-water ground cover (no sod)[2]
SS	<ul style="list-style-type: none"> - (1) <u>Type 1 or 2</u> tree at 30' OC - Low-water ground cover (no sod)[2]
SI	
Adjacent to/separated by alley from single-family, two-family residential use	<ul style="list-style-type: none"> - (1) hedge at 3' OC - Low-water ground cover (no sod) - 6' fence or wall (material and height adhere to sec. 27-290.1)
R	
Adjacent to/separated by alley from single-family, two-family residential use	<ul style="list-style-type: none"> - (1) '<u>medium</u>' <u>Type 1, 2, or 3</u> tree at 20' OC - Low-water ground cover (no sod) - 6' wall (material and height adhere to sec. 27-290.1)
Adjacent to any other use (no alley)	<ul style="list-style-type: none"> - (1) hedge at 3' OC - Low-water ground cover (no sod)
Adjacent to any other use (separated by alley)	<ul style="list-style-type: none"> - (1) hedge at 3' OC - Low-water ground cover (no sod)
NOTES:	
[1] See Sec. 27-211.13(3) below Refer to City of Tampa Tree Matrix (refer to sec. 27-284.1.1) for allowable species, required planting sizes, required planting methods, and general landscaping regulations.	
[2] To be used in locations where no pavement or walkways are located.	
[3] Required compliance for new construction; required compliance if expansion of UFA is a minimum of 25% of existing UFA.	
[4] If expanding VUA, required compliance for newly expanded area.	
[5] <u>Type 2 or 3 species, designated for planting in proximity to overhead electrical lines, may be planted in lieu of required type(s), where such lines are present (refer to sec. 27-284.3.3).</u>	

(2) Parking area landscaping (vehicular use area as defined in ~~Chapter 27~~sec. 27-43) standards. All development shall comply with development standards set forth below:

KEY: Table 211.13.2 Table 211.13.2 (Key)			
<i>See also sec. 27-43 Definitions.</i>	F: Front R: Rear	SS: Side (street) SI: Side (interior)	UFA: Usable floor area <u>VUA: Vehicular use area</u> LI: Landscaped Island OC: On center
Parking Area Landscaping			
Required Plantings [1,3,4,5]			
F		<ul style="list-style-type: none"> - (1) <u>Type 1 or 2</u> tree at 30' OC - (1) hedge at 3' OC 	

	- Low-water ground cover (no sod)[2]
SS	- (1) <u>Type 1 or 2</u> tree at 30' OC - (1) hedge at 3' OC - Low-water ground cover (no sod)[2]
SI	
Adjacent to/separated by alley from single-family, two-family residential use	- (1) hedge at 3' OC - Low-water ground cover (no sod) - 6' fence or wall (material and height adhere to sec. 27-290.1)
R	
Adjacent to/separated by alley from single-family, two-family residential use	- (1) <u>'medium'</u> Type 1, 2, or 3 tree at 20' OC - Low-water ground cover (no sod) - 6' wall (material and height adhere to sec. 27-290.1)
Adjacent to any other use (no alley)	- (1) hedge at 3' OC - Low-water ground cover (no sod)
Adjacent to any other use (separated by alley)	- (1) hedge at 3' OC - Low-water ground cover (no sod)
LI	- 9' x 18' min., typical to match parking stall layout - (1) every 10 parking spaces on average - (1) <u>'medium'</u> or <u>'large'</u> Type 1, 2, or 3 tree per LI - Low-water ground cover (no sod)[2]
NOTES:	
[1] See Sec. 27-211.13(3) below Refer to <u>City of Tampa Tree Matrix</u> (refer to sec. 27-284.1.1) for allowable species, required planting sizes, required planting methods, and general landscaping regulations.	
[2] To be used in locations where no pavement or walkways are located.	
[3] Required compliance for new construction; required compliance if expansion of UFA is a minimum of 25% of existing UFA.	
[4] If expanding VUA, required compliance for newly expanded area.	
[5] <u>Type 2 or 3 species, designated for planting in proximity to overhead electrical lines, may be planted in lieu of required type(s), where such lines are present (refer to sec. 27-284.3.3).</u>	

(3) *Acceptable planting materials.*

a. ~~Accepted Tree List~~ Tree selection shall be made from the City Tree Matrix (refer to sec. 27-284.1.1). ~~All Florida Grade #1 (genera from the Florida Friendly Plant List marked with [*F]; genera containing some species native to central Florida marked with [+N])~~

1a. Shade species planting standards:

1. Shall comply with applicable standards set forth in article VI, division 4;

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2. _____ –to be used when no overhead lines; also no underground lines within 20'; mMinimum 4' caliper at time of planting.
- American Hornbeam
(*carpinus caroliniana*)(*F) (+N)
 - American Snowbell
(*Styrax americanus*)
 - Ash
(*Fraxinus spp.*)(*F) (+N)
 - Avacado
(*Persea Americana*)(*F)
 - Bay Tree
(*Persea spp.*)(*F) (+N)
 - Bottlebrush
(*Callistemon spp.*)(*F)
 - Bronze Loquat
(*eriobotrya deflexa*)(*F)
 - Buttonwood, Silver
(*Conocarpus erectus*)(*F) (+N)
 - Camphor
(*Cinnamomum camphora*)
 - Chinese Fan Palm
(*Livistona chinensis*)(*F)
 - Chinkapin Oak
(*quercus muehlenbergii*)(*F) (+N)
 - Chickasaw Plum
(*Prunus angustifolia*)(*F) (+N)
 - Common Hackberry
(*celtis occidentalis*)(*F) (+N)
 - Crape Myrtle
(*Lagerstroemia indica*)(*F)
 - Cypress
(*Taxodium spp.*)(*F) (+N)
 - Date Palm
(*Phoenix spp.*)
 - Dogwood
(*Cornus spp.*)(*F) (+N)
 - Elm
(*Ulmus spp.*)(*F) (+N)
 - European fan palm
(*Chamoerops humilis*)
 - Florida Privet
(*forestiera segregate*)(*F) (+N)
 - Florida Torreya
(*torreya taxifolia*)(+N)
 - Florida Yew
(*taxus floridana*)(+N)
 - Fringetree
(*chionanthus spp*)(*F) (+N)
 - Geiger Tree
(*cordia sebestena*)(*F)

1	Guava
2	(<i>feijoa sellowiana</i>)
3	Hawthorn
4	(<i>crataegus</i> spp.) (+N)
5	Holly
6	(<i>Ilex</i> spp.) (*F) (+N)
7	Hornbeam
8	(<i>Carpinus</i> spp.) (*F) (+N)
9	Hickories
10	(<i>Carya</i> spp.) (*F) (+N)
11	Jacaranda
12	(<i>jacaranda mimosifolia</i>) (*F)
13	Kwanzan Cherry
14	(<i>prunum</i> serrulata "Kwanzan") (not
15	evergreen—persistent leaf)
16	Lychee
17	(<i>Litchi chinensis</i>) (*F)
18	Ligustrum
19	(<i>Ligustrum</i> spp.) (*F)
20	Loblolly Bay
21	(<i>Gordonia lasianthus</i>) (+N)
22	Loquat
23	(<i>eriobotrya</i> spp.) (*F)
24	Magnolia
25	(<i>Magnolia</i> spp.) (*F) (+N)
26	Maple
27	(<i>Acer</i> spp.) (*F) (+N)
28	Myrtle Oak
29	(<i>Quercus mytifolia</i>) (*F) (+N)
30	Oak
31	(<i>Quercus</i> spp.) (*F) (+N)
32	Olive
33	(<i>olea europaea</i>) (*F)
34	Pecan/Hickory
35	(<i>Carya</i> spp.) (*F) (+N)
36	Pignut Hickory
37	(<i>Carya glabra</i>) (*F) (+N)
38	Pine
39	(<i>Pinus</i> spp.) (*F) (+N)
40	Pink Trumpet Tree
41	(<i>tabebuia heptaphylla</i>) (*F)
42	Podocarpus
43	(<i>Podocarpus</i> spp.) (*F)
44	Redbud, Eastern
45	(<i>Cercis canadensis</i>) (*F) (+N)
46	Red Buckeye, Florida Buckeye
47	(<i>Aesculus pavia</i>) (F*) (+N)
48	Red Cedar
49	(<i>Juniperus</i> spp.) (*F) (+N)
50	River Birch
	(<i>Betula nigra</i>) (*F) (+N)

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- Sabal/Cabbage Palm
(Sabal palmetto) (*F) (+N)
- Silver Trumpet
(Tabebuia caraiba) (*F)
- Silver Buttonwood
(conocarpus silver) (*F)
- Simpson's Stopper
(myrcianthes fragrans) (*F) (+N)
- Sweetbay Magnolia
(magnolia virginiana and cvs.) (*F) (+N)
- Sweet Gum
(Liquidambar styraciflua) (*F) (+N)
- "Thundercloud" Cherry Plum
(prunus cerasifera "Thundercloud")
- Tupelo, Black Gum
(Nyssa sylvatica) (*F) (+N)
- Washington Palm
(Washingtonia robusta) (*F)
- Wax Myrtle
(Myrica cerifera) (*F) (+N)
- Willow
(Salix spp.)

2b. Understory species planting standards (refer to sec. 27-284.3.3 for specific requirements for trees and above ground electrical lines):

1. Shall comply with applicable standards set forth in article VI, division 4;

2. ~~to be used when overhead lines present; no underground lines within 10'; m~~Minimum 3' caliper at time of planting.

- ~~(Deciduous)~~
- American Snowbell
(Styrax americanus)
- Bottlebrush
(Callistemon spp.) (*F)
- Crape Myrtle
(Lagerstroemia indica) (*F)
- Chickasaw Plum
(Prunus angustifolia) (*F) (+N)
- Kwanzan Cherry
(prunum serrulata "Kwanzan") ~~(not evergreen—persistent leaf)~~
- Fringetree
(chionanthus spp) (*F) (+N)
- May Hawthorn
(crataegus aestivalis) (+N)
- Redbud
(Cercis canadensis) (*F) (+N)
- Red Buckeye, Florida Buckeye
(Aesculus pavia) (*F) (+N)
- Silver Buttonwood

- 1 (Conocarpus silver) (*F)
- 2 "Thundercloud" Cherry Plum
- 3 (prunus cerasifera 'Thundercloud')
- 4 Yaupon Holly
- 5 (Ilex vomitoria) (*F) (+N)
- 6 Wax Myrtle
- 7 (Myrica cerifera) (*F)
- 8 Winged Elm
- 9 (Ulmus allota) (*F) (+N)
- 10 (Evergreen)
- 11 Bronze Loquat
- 12 (eriobotrya deflexa) (*F)
- 13 Florida Privet
- 14 (forestiera segregate) (*F) (+N)
- 15 Florida Torreya
- 16 (torreya taxifolia) (+N)
- 17 Florida Yew
- 18 (taxus floridana) (+N)
- 19 Geiger Tree
- 20 (cordia sebestena) (*F)
- 21 Guava
- 22 (feijoa sellowiana)
- 23 "Little Gem" Southern Magnolia
- 24 (magnolia grandiflora 'little gem') (*F) (+N)
- 25 Olive
- 26 (olea europaea) (*F)
- 27 Seagrape
- 28 (coccoloba uvifera) (*F) (+N)
- 29 Simpson's Stopper
- 30 (myrcianthes fragrans) (*F) (+N)

31
32 ~~Per Section 27-285.1(a)(1)(d); any person may request and the~~
33 ~~department may approve a tree as a replacement tree that is not included~~
34 ~~on the recommended tree list if the tree is similar in character and function~~
35 ~~to a tree on the recommended tree list. Please note that sixty (60) percent~~
36 ~~are to be native trees.~~

37 ~~b. Accepted Shrub List All Florida Grade #1 (genera from the~~
38 ~~Florida Friendly Plant List marked with [*F]; genera containing~~
39 ~~some species native to central Florida marked with [+N])~~
40 ~~Needle Palm (Rhapidophyllum hystrix) (*F) (+N)~~
41 ~~Others as accepted by Chapter 13 and Chapter 27.~~

42 ~~e. Accepted Ground Cover List All Florida Grade #1 (genera from~~
43 ~~the Florida Friendly Plant List marked with [*F]; genera~~
44 ~~containing some species native to central Florida marked with~~
45 ~~[+N])~~

46 ~~Ground Cover~~
47 ~~As accepted pursuant to Chapter 13 and Chapter 27.~~

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1 **Section 30.** That “**Sec. 27-212.6. Landscaping, tree planting,**
 2 **screening.**” is hereby amended by adding the underlined language and deleting
 3 the stricken language as follows:
 4

5 **Sec. 27-212.6. Landscaping, tree planting, screening.**
 6

7 ...
 8 (b) *Applicability.* The standards set forth in this section apply to those
 9 developments described in (1)-(2) below, and unless noted otherwise in
 10 Table 212-4(e) below, supersede the tree planting and landscaped area
 11 requirements of ~~sec. 27-285~~284.3.3 ~~and buffering/screening requirements~~
 12 ~~of sec. 27-284~~; however, developments shall comply with all other
 13 applicable requirements of ~~Chapter 13~~ article VI, division 4, and any
 14 reductions to the required landscaped area set forth below, shall be subject
 15 to the applicable landscape in-lieu payment, pursuant to sec. 27-
 16 ~~285(e)~~284.3.4. Standards applicable to:
 17

18 ...
 19 (c) *Tree Preservation & removal.* All development shall preserve, relocate,
 20 and/or remove protected and grand trees in accordance with ~~Chapter~~
 21 ~~13~~article VI, division 4, subdivisions 2 through 4.
 22

23 ...
 24 (e) *Required plantings (all landscape materials) for general site and*
 25 *parking/loading areas.* Refer to sec. 27-211.13 for applicable standards. In
 26 cases of conflict between the General and Parking Area Landscaping, the
 27 most restrictive standard applies.
 28

29 (1) — ~~General site and parking area landscaping standards:~~

Table 212-4 (Key)				
See also sec. 27-43 Definitions.	F: Front	SS: Side (street)	UFA: Usable floor area	LI: Landscaped Island
	R: Rear	SI: Side (interior)	VUA: Vehicular use area	OC: On center
General Site Landscaping				
Required Plantings [1,3,4]				
F			— (1) tree at 40' OC	
			— Low water ground cover (no sod)[2]	
SS			— (1) tree at 30' OC	
			— Low water ground cover (no sod)[2]	
SI			— (1) hedge at 3' OC	
— Adjacent to/separated by alley from single-family, two-family residential use			— Low water ground cover (no sod)	
			— 6' fence or wall (material and height adhere to sec. 27-290.1)	

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<p>R</p> <ul style="list-style-type: none"> — Adjacent to/separated by alley from single-family, two-family residential use — Adjacent to any other use (no alley) — Adjacent to any other use (separated by alley) 	<ul style="list-style-type: none"> — (1) tree at 20' OC — Low water ground cover (no sod) — 6' wall (material and height adhere to sec. 27-290.1) — (1) hedge at 3' OC — Low water ground cover (no sod) — (1) hedge at 3' OC — Low water ground cover (no sod)
Parking Area Landscaping	
Required Plantings [1,3,4]	
<p>F</p>	<ul style="list-style-type: none"> — (1) tree at 30' OC — (1) hedge at 3' OC — Low water ground cover (no sod)[2]
<p>SS</p>	<ul style="list-style-type: none"> — (1) tree at 30' OC — (1) hedge at 3' OC — Low water ground cover (no sod)[2]
<p>SI</p> <ul style="list-style-type: none"> — Adjacent to/separated by alley from single-family, two-family residential use 	<ul style="list-style-type: none"> — (1) hedge at 3' OC — Low water ground cover (no sod) — 6' fence or wall (material and height adhere to sec. 27-290.1)
<p>R</p> <ul style="list-style-type: none"> — Adjacent to/separated by alley from detached or attached residential use — Adjacent to any other use (no alley) — Adjacent to any other use (separated by alley) 	<ul style="list-style-type: none"> — (1) tree at 20' OC — Low water ground cover (no sod) — 6' wall (material and height adhere to sec. 27-290.1) — (1) hedge at 3' OC — Low water ground cover (no sod) — (1) hedge at 3' OC — Low water ground cover (no sod)
<p>LI</p>	<ul style="list-style-type: none"> — 9' x 18' typical to match parking layout — (1) every 10 parking spaces on average — (1) tree per LI — low water ground

cover (no sod)[2]

NOTES:

[1] ~~See City of Tampa Tree Matrix for allowable species, required planting sizes, required planting methods, and general landscaping regulations.~~

[2] ~~To be used in locations where no pavement or walkways are located.~~

[3] ~~Required compliance for new construction; required compliance if expansion of UFA is a minimum of 25% of existing UFA.~~

[4] ~~If expanding VUA, required compliance for newly expanded area.~~

Section 31. That “**Sec. 27-283.13. - Special event parking lots, interim parking lots and residential parking for stadium events.**” is hereby amended by adding the underlined language and deleting the stricken language as follows:

Sec. 27-283.13. - Special event parking lots, interim parking lots and residential parking for stadium events.

(a) *Interim parking.* It is the purpose of interim parking lots to assist in providing needed levels of parking service to the city. This use is permitted in certain districts, as set forth in the respective use tables by zoning district, as set forth in art. III. ~~They are a permitted use in any zoning district except RS, RM, YC and This use is prohibited in any site plan controlled zoning districts, unless specifically authorized on the applicable, adopted, zoning site plan (not including CBD site plan controlled).~~ Their approval may not exceed five (5) years at any location or portion thereof and may be granted one (1) extension not to exceed one (1) year. Applications for permits for interim parking lots shall include a site plan demonstrating compliance with the following standards and requirements:

(1) Those standards and requirements regarding parking aisle layout, traffic lanes, ingress/egress to the surrounding roadway network and perimeter buffering as set forth in ~~Chapter 27~~this chapter, City of Tampa Code. The city shall review the parking request for compatibility with the city's maintenance of traffic plan to assess the impact on the surrounding roadway network. The city may impose reasonable conditions, including a traffic study if necessary, to assure the continued compatibility with the surrounding roadway network.

(2) Any driveway access (apron) located in the public right-of-way shall be paved ~~per~~ pursuant to sec. 22-314 and the Transportation Technical Manual ~~standards~~ to preserve the edge of the roadway and protect it from erosion or damage.

(3) Interim parking lots are required to set aside a ten-foot wide level surface area along those portions of the property which abut public

1 right-of-way where sidewalks are not available to accommodate
2 the safe passage of pedestrians off-site, in accordance with
3 commonly accepted traffic engineering practices subject to the
4 review and approval of the city. The ten-foot wide area shall be
5 located along the edge of the curb or road surface and may be
6 required to be extended into the private property if sufficient right-
7 of-way is not available. The city transportation ~~division~~ engineer
8 (PDD) may allow a reduction of the ten-foot width if ~~the division~~ it
9 is determined that safety concerns are otherwise met.
10

11
12 (4) Parking spaces must be delineated with bumper stops or other city
13 transportation ~~division~~ engineer (PDD)-approved methods. See
14 PKG Graphic-3.

15 ...

16
17 (6) Unpaved interim parking lots are not required to meet the
18 landscaping and buffering requirements for vehicular use areas set
19 forth in ~~Chapter 13, City of Tampa Codeart. VI of this chapter.~~
20 However, there shall be provided a perimeter buffer, including
21 wheel stops (or other approved method) placed two (2) feet back
22 from any landscaped area and a five-foot wide break in the
23 perimeter landscape to accommodate a pedestrian pathway to the
24 right-of-way. There shall be one break per 100 linear feet of
25 frontage as indicated in options A, B, or C (PKG Graphic-4) along
26 the edge of the surface lot fronting the public right-of-way.
27 Existing protected trees on a permitted interim lot shall be
28 protected in accordance with ~~Chapter 13, City of Tampa Codeart.~~
29 VI of this chapter. No removal of trees shall be permitted on
30 interim parking lots.
31

32
33 An alternate landscape plan may be approved by the
34 ~~variance review board, architectural review board or Barrio Latino~~
35 ~~Commission, depending on site location~~ natural resources
36 coordinator, pursuant to the procedures and criteria set forth in sec.
37 27-60. The alternate plan must demonstrate a uniqueness of the site
38 to warrant deviation from the above requirements. The alternate
39 plan must provide landscaping equivalent to or exceeding the
40 minimum landscaping stated above.
41

42 ...

43 (8) Interim parking lots shall provide parking for disabled persons in
44 accordance with the provisions of F.S. §§ 316.1955 and 316.1956,
45 and such spaces shall be included in the minimum number of
46 parking spaces required by this ~~article~~ chapter.
47

48 (9) *Maintenance:* Turf areas shall be mowed to a maximum height of
49 eight (8) inches. Irrigation systems are to maintain a ninety-eight
50 (98) percent operational status and be controlled by an automatic

1 timer with a rain shutoff mechanism. Trees and shrubs shall be
2 maintained as ~~per Chapter 13, City of Tampa Code~~ set forth on art.
3 VI of this chapter.

4 ...

- 5
6 (b) *Special event parking.* Due to the limited land available for parking and
7 the short term duration and single occurrence of many events, the special
8 event parking is a permitted use in any zoning district except RS, RM and
9 site plan controlled districts use is permitted in certain districts, as set forth
10 in the respective use tables by zoning district, as set forth in art. III. This
11 use is prohibited in any site plan zoning district, unless specifically
12 authorized on the applicable, adopted, zoning site plan. Applications for
13 permits for special event parking lots shall include a site plan
14 demonstrating compliance with the following minimum requirements.
15 Any violation of this section shall give the city authority to suspend or
16 revoke the special event parking permit:

17 ...+

- 18
19
20 (4) Special event parking lots shall set aside a ten-foot wide level
21 surface area along those portions of the property which abut public
22 right-of-way, where sidewalks are not available, to accommodate
23 the safe passage of pedestrians off-site in accordance with
24 commonly accepted traffic engineering practices, subject to the
25 review and approval of the city. This ten-foot wide area shall be
26 located along the edge of the curb or road surface and may be
27 required to extend into the private property if sufficient right-of-
28 way is not available. The city transportation ~~division~~ engineer
29 (PDD) may allow a reduction in the ten-foot width if ~~the division~~ it
30 is determined that safety concerns are otherwise met.

31 ...

- 32
33
34 (9) *Tree protection.* Existing protected trees on a permitted special
35 event lot shall be protected in accordance with those standards
36 found in ~~Chapter 13, City of Tampa Code~~ art. VI of this chapter.
37 No removal of trees shall be permitted on special event parking
38 lots.

39 ...

- 40
41 (c) *Amortization schedule.* Existing nonconforming parking lots which are
42 legally established, as determined by the zoning administrator and
43 operating upon the effective date of this ordinance may continue to
44 operate without meeting the landscaping criteria set forth in ~~section~~ 27-
45 283.13(a)(1)-(11), for a period of two (2) years. Therefore all existing
46 nonconforming parking lots must meet the criteria stated in ~~article~~ VI,
47 division 3, section 27-283.13(a)(1)-(11). All nonconforming parking lots
48 in existence on the effective date of this ordinance must meet all other
49 minimum standards of ~~section~~ 27-283.13(b)(1)-(10).

1 **Section 32.** That article VI, Supplemental Regulations, division 4,
2 Natural Resources: Buffers, General Tree Planting and Landscaping, Wetlands
3 and Upland Habitat, subdivision 1. - Buffers and screening, “**Sec. 27-284. –**
4 **Buffers and screening.**”, and subdivision 2. - General Tree Planting and
5 Landscaping, “**Sec. 27-285. - Landscape and tree planting requirements.**”, and
6 “**Sec. 27-285.1. - Landscape and tree planting standards.**” are hereby repealed
7 in their entirety and replaced with the subdivisions and sections in attached
8 **EXHIBIT A.** Further, that “**subdivision 3. - Wetlands**” is renumbered to
9 “**subdivision 5. - Wetlands**”, “**subdivision 4. - Upland Habitat Protection**” is
10 renumbered to “**subdivision 6. - Upland Habitat Protection.**”
11

12 **Section 33.** That Ordinance No. 2018-181 and Ordinance No. 2018-182
13 passed and ordained on November 15, 2018, are hereby repealed. All other
14 ordinances or parts of ordinances in conflict herewith are hereby repealed to the
15 extent of any conflict.
16

17 **Section 34.** That should a court of competent jurisdiction declare any part
18 of this ordinance invalid, the remaining parts hereof shall not, in any way, be
19 affected by such determination as to the invalid part.
20

21 **Section 35.** That this ordinance shall take effect on May 1, 2019.
22

23
24 PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY
25 OF TAMPA, FLORIDA, ON _____.

26
27
28 ATTEST:
29

30
31 _____
32 CHAIRMAN/CHAIRMAN PRO-TEM
33 CITY COUNCIL
34

35 _____
36 CITY CLERK/DEPUTY CITY CLERK
37

38 APPROVED BY ME ON _____
39

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42 _____
43 BOB BUCKHORN, MAYOR
44

45 APPROVED AS TO LEGAL
46 SUFFICIENCY BY:
47

48 _____
49 E/S
50 KRISTIN M.T. MORA
 ASSISTANT CITY ATTORNEY