

RESOLUTION NO. 2026- 297

A RESOLUTION SETTING PUBLIC HEARINGS ON AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO PUBLICLY INITIATED TEXT AMENDMENTS**, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, AMENDING CHAPTER 27, (ZONING AND LAND DEVELOPMENT), AMENDING SECTION 27-43, DEFINITIONS; AMENDING 27-156, OFFICIAL SCHEDULE OF DISTRICT REGULATIONS; REPEALING SECTION 27-160, SPECIAL STREET SETBACKS; AMENDING SECTION 27-177, HISTORIC DISTRICT ESTABLISHED; AMENDING 27-184, OFFICIAL SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES; REQUIRED OFF-STREET PARKING RATIOS BY USE; PARKING SPACE EQUIVALENCIES BY TRANSPORTATION MODE; AMENDING 27-198, OFFICIAL SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES; REQUIRED OFF-STREET PARKING RATIOS BY USE; PARKING SPACE EQUIVALENCIES BY TRANSPORTATION MODE; AMENDING SECTION 27-199, OFFICIAL SCHEDULE OF DIMENSIONAL REGULATIONS; AMENDING SECTION 27-211.8, SCHEDULE OF PERMITTED USES BY DISTRICT; AMENDING SECTION 212.4, SCHEDULE OF ALLOWABLE, PERMITTED, AND PROHIBITED USES BY DISTRICT; CREATING SECTION 27-282.31, CERTIFIED RECOVERY RESIDENCES; AMENDING SECTION 27-283.12, OFF-STREET PARKING SPACE STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Tampa is required to hold public hearings on all proposed ordinances pursuant to Chapter 166, Florida Statutes and pursuant to Section 27-149, City of Tampa Code of Ordinances; and,

WHEREAS, the City of Tampa proposes to adopt an ordinance requiring such public hearings as specifically set forth in Section 1 below.

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NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL

OF THE CITY OF TAMPA, FLORIDA:

Section 1. That two (2) public hearings shall be held by the City Council of the City of Tampa, Florida, on **May 14, 2026, at 5:01 p.m.** and **June 4, 2026, at 10:30 a.m.**, or as soon thereafter as the matters can be heard, in Council Chambers, Third Floor, City Hall, 315 East Kennedy Boulevard, in the City of Tampa, Florida, at which public hearings all parties in interest and citizens may appear and be heard as to any and all matters pertinent to a proposed Ordinance the title of which reads as follows:

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO PUBLICLY INITIATED TEXT AMENDMENTS**, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, AMENDING CHAPTER 27, (ZONING AND LAND DEVELOPMENT), AMENDING SECTION 27-43, DEFINITIONS; AMENDING 27-156, OFFICIAL SCHEDULE OF DISTRICT REGULATIONS; REPEALING SECTION 27-160, SPECIAL STREET SETBACKS; AMENDING SECTION 27-177, HISTORIC DISTRICT ESTABLISHED; AMENDING 27-184, OFFICIAL SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES; REQUIRED OFF-STREET PARKING RATIOS BY USE; PARKING SPACE EQUIVALENCIES BY TRANSPORTATION MODE; AMENDING 27-198, OFFICIAL SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES; REQUIRED OFF-STREET PARKING RATIOS BY USE; PARKING SPACE EQUIVALENCIES BY TRANSPORTATION MODE; AMENDING SECTION 27-199, OFFICIAL SCHEDULE OF DIMENSIONAL REGULATIONS; AMENDING SECTION 27-211.8, SCHEDULE OF PERMITTED USES BY DISTRICT; AMENDING SECTION 212.4, SCHEDULE OF ALLOWABLE, PERMITTED, AND PROHIBITED USES BY DISTRICT; CREATING SECTION 27-282.31, CERTIFIED RECOVERY RESIDENCES; AMENDING SECTION 27-283.12, OFF-STREET PARKING SPACE STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING AN EFFECTIVE DATE.

Section 2. That the Office of the City Clerk is hereby directed to publish advertisements

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regarding said public hearings in a newspaper of general paid circulation that is published at least five (5) days a week and of general interest and readership, not one of limited subject matter. The advertisements shall be no less than two (2) columns wide by ten (10) inches long in a standard size or tabloid size newspaper, with a headline in the advertisements of no smaller than eighteen (18) point type. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear. The advertisement for the first public hearing shall be published at least seven (7) days prior to said hearing. The advertisement for the second public hearing shall be published at least five (5) days prior to said hearing and shall be held at least ten (10) days after the first hearing.

Section 3. That this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON
APR 16 2026

ATTEST:

Shirley Fox-Knowles
CITY CLERK/~~DEPUTY CITY CLERK~~

[Signature]
CHAIRMAN/CHAIRMAN PRO-TEM CITY COUNCIL

PREPARED AND APPROVED AS TO
LEGAL SUFFICIENCY BY:

 E/S
DANA CROSBY COLLIER
SENIOR ASSISTANT CITY ATTORNEY II

NOTICE OF PUBLIC HEARING
CITY COUNCIL, CITY OF TAMPA, FLORIDA

The City Council of the City of Tampa, Florida, will hold public hearings on the following proposed Ordinance on **May 14, 2026, at 5:01 p.m.** and **June 4, 2026, at 10:30 a.m.**, in City Council Chambers, Third Floor, City Hall, 315 E. Kennedy Blvd., Tampa, Florida 33602. All parties in interest may appear and be heard as to any and all matters pertinent to the proposed Ordinance.

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO PUBLICLY INITIATED TEXT AMENDMENTS**, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, AMENDING CHAPTER 27, (ZONING AND LAND DEVELOPMENT), AMENDING SECTION 27-43, DEFINITIONS; AMENDING 27-156, OFFICIAL SCHEDULE OF DISTRICT REGULATIONS; REPEALING SECTION 27-160, SPECIAL STREET SETBACKS; AMENDING SECTION 27-177, HISTORIC DISTRICT ESTABLISHED; AMENDING 27-184, OFFICIAL SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES; REQUIRED OFF-STREET PARKING RATIOS BY USE; PARKING SPACE EQUIVALENCIES BY TRANSPORTATION MODE; AMENDING 27-198, OFFICIAL SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES; REQUIRED OFF-STREET PARKING RATIOS BY USE; PARKING SPACE EQUIVALENCIES BY TRANSPORTATION MODE; AMENDING SECTION 27-199, OFFICIAL SCHEDULE OF DIMENSIONAL REGULATIONS; AMENDING SECTION 27-211.8, SCHEDULE OF PERMITTED USES BY DISTRICT; AMENDING SECTION 212.4, SCHEDULE OF ALLOWABLE, PERMITTED, AND PROHIBITED USES BY DISTRICT; CREATING SECTION 27-282.31, CERTIFIED RECOVERY RESIDENCES; AMENDING SECTION 27-283.12, OFF-STREET PARKING SPACE STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING AN EFFECTIVE DATE.

Any person who decides to appeal any decision of the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

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A copy of the proposed ordinance to the City of Tampa Code of Ordinances may be inspected by the public in the offices of the City Clerk, 315 East Kennedy Boulevard, 3rd Floor, Tampa, Florida 33602, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Office of the City Clerk at least forty-eight (48) hours prior to the date of the meeting.

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO PUBLICLY INITIATED TEXT AMENDMENTS**, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, AMENDING CHAPTER 27, (ZONING AND LAND DEVELOPMENT), AMENDING SECTION 27-43, DEFINITIONS; AMENDING 27-156, OFFICIAL SCHEDULE OF DISTRICT REGULATIONS; REPEALING SECTION 27-160, SPECIAL STREET SETBACKS; AMENDING SECTION 27-177, HISTORIC DISTRICT ESTABLISHED; AMENDING 27-184, OFFICIAL SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES; REQUIRED OFF-STREET PARKING RATIOS BY USE; PARKING SPACE EQUIVALENCIES BY TRANSPORTATION MODE; AMENDING 27-198, OFFICIAL SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES; REQUIRED OFF-STREET PARKING RATIOS BY USE; PARKING SPACE EQUIVALENCIES BY TRANSPORTATION MODE; AMENDING SECTION 27-199, OFFICIAL SCHEDULE OF DIMENSIONAL REGULATIONS; AMENDING SECTION 27-211.8, SCHEDULE OF PERMITTED USES BY DISTRICT; AMENDING SECTION 212.4, SCHEDULE OF ALLOWABLE, PERMITTED, AND PROHIBITED USES BY DISTRICT; CREATING SECTION 27-282.31, CERTIFIED RECOVERY RESIDENCES; AMENDING SECTION 27-283.12, OFF-STREET PARKING SPACE STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the following amendment to Chapter 27, Code of Ordinances, is a publicly initiated amendment for the July 2025 cycle; and,

WHEREAS, on April 13, 2026, the Hillsborough County City-County Planning Commission (“Planning Commission”) conducted a public hearing on this ordinance to make recommendations regarding consistency of the amendments with the Comprehensive Plan and found the following amendments consistent/inconsistent with the Comprehensive Plan; and,

WHEREAS, the City Council of the City of Tampa has determined that the following amendment promotes and protects the general health, safety, and welfare of the residents of

the City of Tampa, is consistent with the Comprehensive Plan, and is not a more restrictive or burdensome land development regulation; and,

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

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL

OF THE CITY OF TAMPA, FLORIDA:

Section 1. That "**Sec. 27-43. Definitions.**" is hereby amended by adding the underlined language as follows:

Sec. 27-43. Definitions.

...Certified recovery residence" means a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator as further defined in section 397.311, Florida Statutes. ...

Section 2. That "**Sec. 27-156. Official schedule of district regulations.**" is hereby amended by adding the underlined language as follows:

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

Table 4-1

SCHEDULE OF PERMITTED, ACCESSORY, AND SPECIAL USES BY DISTRICT*

***Legend:**

- X—Permitted principal use
- S1—Special use—Zoning administrator review
- S2—Special use—City council review
- A—Permitted accessory use
- Blank—Prohibited use

Uses	RS-150	RS-100	RS-75	RS-60	RS-50	RM-12	RM-16	RM-18	RM-24	RM-35	RM-50	RM-75	RO ²⁶	RO-1 ²⁶	OP	OP-1 ¹⁵
Use Group A																
<u>...Certified Recovery Residences</u> ³²	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Uses	CN ²⁶	CG	CI	IG	IH	PP	U-C
Use Group A							
	X	X	X...				

1
2 ...32 Refer to section 27-282.31 for applicable provisions. ...

3 **Section 3.** That “**Sec. 27-160. Special street setbacks.**” is hereby repealed in its
4 entirety as follows:

5 **Sec. 27-160. [Reserved.] Special street setbacks.**

6 ~~(a) Regardless of any other provisions of this chapter relating to the establishment of yard or~~
7 ~~other setback lines, there shall be a setback line, as specified below, for any building or~~
8 ~~structure on property abutting any of the streets hereinafter named. No building or other~~
9 ~~structure shall be constructed or moved nearer than the specified setback line, unless~~
10 ~~otherwise provided for in this Code. The special street setback line shall be measured from~~
11 ~~the centerline of the existing right-of-way. Where adequate right-of-way exists and where~~
12 ~~specific zoning district setbacks exist, then such zoning district setbacks shall control.~~

13 ~~(b) The department may authorize a waiver or reduction of the special street setbacks as~~
14 ~~required below, after consultation with the traffic engineer, provided the following~~
15 ~~regulations are met:~~

16 ~~(1) The request for a waiver shall be in a form approved by the city and shall be~~
17 ~~signed by the property owner.~~

18 ~~(2) The applicant acknowledges and agrees that the waiver may be revoked at any~~
19 ~~time by the city; upon revocation, the sign or structure shall be relocated to~~
20 ~~conform with this section or, if relocation is not feasible, the sign or structure shall~~
21 ~~be removed at property owner's expense.~~

22 ~~(3) Any waivers granted shall be presented to the building official prior to issuance of~~
23 ~~a permit.~~

24 ~~(4) Any waiver granted hereunder shall not be construed as a waiver of any of the~~
25 ~~remaining setback requirements contained in this Code.~~

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(5) No funding has been approved for right-of-way acquisition for the street segment involved in the request.

(6) The proposed development is designed to minimize encroachment into the special street setback.

Street	From	To	Setback From Centerline (feet)
Adamo	13th St.	US-41	86
	US-41	east city limits	98
Anderson	Hillsborough	north city limits	42
Armenia	Platt	Tampa Bay Blvd.	34
	Tampa Bay Blvd.	Buffalo	54
	Buffalo	linebaugh	46
	linebaugh	north city limits	46
Avenida Republica de Cuba (A.R.D.C.)	Nuecio	Lake	28
Bayshore Blvd.	Platt	Bay-to-Bay	63
	Bay-to-Bay	Gandy	51
	Gandy	Maedill	33
Boulevard	Swann	Cass	42
Broadway (7th Ave.)	Nebraska	Columbus	46
	Columbus	Orient Road	54
	Orient Road	east city limits	46
Brorein	Hyde Park	Bayshore	28
	Bayshore	Platt	34
Buffalo	Lois	Dale Mabry	46
	Dale Mabry	east city limits	60
Cass	Franklin	Jefferson	34
	Jefferson	Nebraska	54
Climino	Howard	Tampa Bay Blvd.	34
Cleveland	Armenia	Hyde Park	28
Columbus	lineola	A.R.D.C.	46
	A.R.D.C.	15th St.	28
	15th St.	43rd St.	22
	43rd St.	Broadway	54
Commerce	Germer	Interbay Blvd.	30

Country Club	Armenia	Florida	46
Courtney Campbell	west city limits	Eisenhower	86
Cypress	Memorial	Westshore	42
	I-275	MacDill	34
Dale Mabry	MacDill AFB	Gandy	54
	Gandy	Kennedy	45
	Hillsborough	north city limits	98
West Davis	Chesapeake Ave.	East Davis	34
East Davis	Chesapeake Ave.	West Davis	34
El Prado	MacDill	Bayshore Blvd.	42
Florida	Scott	Osborne	28
	Bougainvillea	north city limits	54
Fowler	I-275	east city limits	54
Gandy	Gandy Bridge	Dale Mabry	54
Hanna	Florida	east city limits	30
Henderson	Manhattan	Kennedy	45
Highland	Buffalo	Hillsborough Ave.	30
Hillsborough Ave.	west city limits	I-275	54
Himes	Interbay Blvd.	Henderson	42
	Henderson	Columbus	45
	Hillsborough Ave.	north city limits	45
Howard	Bayshore Blvd.	Platt	34
	Platt	Cimino	34
Hyde Park	DeLeon	Kennedy	28
Interbay Blvd.	Westshore	Dale Mabry	34
Jackson St.	Ashley	Kennedy	34
Kennedy	Lois	Ashley	54
	Nebraska	13th St.	42
Lake	Nebraska	34th	34
	34th	Buffalo	42
MacDill	Columbus	Buffalo	46
Manhattan	Gandy	Euclid	42
Maritime	Hooker's Point	22nd St.	42
McKinley	Busch	Fowler	46
Nebraska	Kennedy	Floribraska	54
Orient	Adamo	north city limits	42
Plant	Bayshore Blvd.	Kennedy	28
Platt	Armenia	Plant	28
	Bayshore	Brorein	28

	Brerein	Beatrice	42
Sligh	west city limits	Nebraska	46
Swann	Dale-Mabry	South Blvd.	46
Tampa Bay Blvd.	Lois	Dale Mabry	46
	Dale-Mabry	Himes	34
Twiggs	Ashley	Pierce	34
	Pierce	13th-St.	42
Tyler	Jefferson	Cass	28
Violet	Highland	Florida	28
Waters	west city limits	Nebraska	42
	Nebraska	22nd-St.	30
Westshore	Interbay	Kennedy	34
Willow	Platt	Main	30
Wishart	Armenia	Hillsborough	42
Yukon	Florida	Nebraska	30
4th-Ave.	13th-St.	34th-St.	34
13th-St.	Beatrice	Kennedy	42
	Kennedy	Adamo	54
	4th Ave.	7th Ave.	34
15th-St.	4th Ave.	Nuceio	42
	Nuceio	Lake	28
	Lake	Osborne	42
17th, 18th, 19th Aves.	A.R.D.C.	15th-St.	28
19th-St.	8th Ave.	12th Ave.	30
19th, 20th Sts.	Maritime	Adamo	34
21st-St.	800 feet south of Adamo	1-4	28
	1-4	22nd Ave.	54
22nd St./Causeway Blvd.	east city limits	Maritime	42
	Maritime	Adamo	46
	2nd Ave.	Sligh	46
	Waters	Buseh	42
30th-St.	Yukon	Fewler	46
	Fewler	north city limits	54
34th-St.	21st Ave.	Lake	34
40th-St.	Hillsborough	Buseh	54
50th-St.	south city limits	Crestown-Exp.	54
	Columbus	Buffalo	54

1 **Section 4.** That “**Sec. 27-177. Historic district established.**” is hereby amended by
 2 adding underlined language as follows:

3 **Sec. 27-177. Historic district established.**

4 **Table 8-1**

5 **SCHEDULE OF PERMITTED, ACCESSORY, AND SPECIAL USES BY DISTRICT*⁷**

Uses	YC-1	YC-2	YC-3	YC-4	YC-5	YC-6	YC-7	YC-8	YC-9
Group A									
<u>...Certified Recovery Residences²⁰</u>	<u>X</u>	<u>X</u>		<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X...</u>

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 8 ...²⁰ Refer to section 27-282.31 for applicable provisions. ...

9 **Section 5.** That “**Sec. 27-184. - Official schedule of permitted principal, accessory and**
 10 **special uses; required off-street parking ratios by use; parking space equivalencies by**
 11 **transportation mode.**” is hereby amended by adding the underlined language as follows:

12 **Sec. 27-184. - Official schedule of permitted principal, accessory and special uses;**
 13 **required off-street parking ratios by use; parking space equivalencies by transportation**
 14 **mode.**

15 **Table 184-A TABLE OF USES; PERMIT REQUIREMENTS; REQUIRED PARKING RATIOS BY**
 16 **USE**

USE (listed by subcategory)	CBD-1	CBD-2	Required Off-Street Parking Spaces (minimum rations by use) [A-N]
RESIDENTIAL USES			
<u>...Certified Recovery Residences[12]</u>	<u>X</u>	<u>X</u>	<u>N/A...</u>

17
 18
 19 ...[12] Refer to section 27-282.31 for applicable provisions. ...

Channelside Drive:	10—15 feet	10—15 feet
Kennedy Boulevard:	5—10 feet	5—10 feet
Minimum Side Yard	0 feet	0 feet
Minimum Rear Yard	0 feet	0 feet
Mandatory Corner Yard ^{2,5}	0 feet	10 feet
11th Street:	5 feet	5 feet
12th Street:	5 feet	5 feet
Channelside Drive:	15 feet	15 feet
Kennedy Boulevard:	5—10 feet	5—10 feet
Maximum Height (ft.)	<u>175³FAA/HCAA</u>	<u>175³FAA/HCAA</u>
Maximum F.A.R.	3.5	3.5 ⁴
Maximum density	Per Comprehensive Plan	Per Comprehensive Plan

Table 19-2 Notes:

¹ Front yards set at zero (0) feet for all other streets.

² Corner yards set at zero (0) feet for all other streets.

³ ~~Building height may be considered above one hundred seventy five (175) feet up to the maximum height as prescribed by the HCAA/FAA and as approved by city council. For each ten (10) feet of building height above sixty (60) feet, the required yards shall be increased by a minimum of one (1) foot. (Reserved)~~

⁴ Bonus density/intensity (FAR) considered above 3.5, pursuant to requirements of section 27-140, and as approved by city council. Maximum FAR 3.5/10.5 (with bonus) is allowed for consideration west of Channelside and east of Meridian within the Channel District

⁵ Arcades may be set at zero (0) feet for any yard adjacent to a public street. ...

Section 8. That “Sec. 27-211.8. - Schedule of permitted uses by district.” is hereby amended by adding the underlined language as follows:

Sec. 27-211.8. - Schedule of permitted uses by district.

Table SH25.1: Table of Uses; Permit Requirements

Uses (listed by subcategory) District	SH-RS	SH-RS-A	SH-RM	SH-RO	SH-CN	SH-CG	SH-CI
Residential							

<u>...Certified Recovery Residences[12]</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u> ...
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...[12] Refer to section 27-282.31 for applicable provisions. ...

Section 9. That “Sec. 27-212.4. - Schedule of allowable, permitted, and prohibited uses by district.” is hereby amended by adding the underlined language as follows:

Table 19-1A SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES; REQUIRED PARKING RATIOS BY USE [1,2]

USE (listed by subcategory)	NMU-16	NMU-24	NMU-35	Required Off-Street Parking Spaces (minimum ratios by use) [A-L]
RESIDENTIAL USES				
<u>...Certified Recovery Residences[10]</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>N/A</u> ...

...[10] Refer to section 27-282.31 for applicable provisions. ...

Section 10. That “Sec. 27-282.31. Certified recovery residences.” is hereby created to read as follows:

Sec. 27-282.31. Certified recovery residences.

(a) The zoning administrator or designee shall have the authority to consider and act on requests for the review and approval of certified recovery residences when requesting reasonable accommodation from any local land use regulation that serves to prohibit the establishment of a certified recovery residence.

(b) A request by an applicant for reasonable accommodation under this section shall be in a form provided by the city and shall include, at a minimum, the name and contact information of the applicant or applicant’s authorized representative, the property address and parcel identification number of the property, a description of the accommodation requested and the specific regulation or policy from which relief is sought, and such other

1 information as may be required pursuant to section 27-62, City of Tampa Code of
2 Ordinances.

3 (c) The completed application shall be submitted to the zoning administrator or designee
4 and shall be date-stamped upon receipt. If additional information is required to reach a
5 determination on the request for reasonable accommodation, the zoning administrator or
6 designee shall, within thirty (30) days of receipt of the request, request additional
7 information from the applicant, specifying in sufficient detail what information is required.
8 The applicant shall have thirty (30) days after the date of the request for additional
9 information to provide the requested information. If the requesting party fails to provide
10 the requested additional information within said thirty (30) day period, the zoning
11 administrator or designee shall issue a written notice to the applicant advising that the
12 applicant has failed to timely submit the additional information, that the application shall
13 be deemed abandoned or withdrawn, and that no further action by the city with regard to
14 the application shall be required.

15 (d) The zoning administrator or designee shall issue a written determination within sixty
16 (60) days of the date of receipt of a completed application, including any additional
17 information requested. The determination must approve the request in whole or in part,
18 with or without conditions, or deny the request, stating with specificity the objective,
19 evidence-based reasons for denial and identifying any deficiencies or actions necessary for
20 reconsideration. If a final written determination is not issued within sixty (60) days after
21 receipt of a completed application, including any additional information requested, the
22 request is deemed approved unless the parties agree in writing to reasonable extension of
23 time.

24 (e) Any changes to the use or property desired by the applicant or identified by the city,
25 state, or any certifying or licensing entity after approval which require an additional
26 reasonable accommodation or amendment to the original reasonable accommodation
27 approval shall be processed as an amendment to the original approval and such
28 amendment application shall follow the same application and review process set forth
29 herein for an original reasonable accommodation request.

1 (f) The granted accommodation of a certified recovery residence may be revoked for cause
2 if the applicant violates the conditions of approval, or has a lapse, revocation, or failure to
3 maintain certification or licensure in accordance with state law if not reinstated within 180
4 days.

5 (g) This section of code is consistent with the Fair Housing Amendments Act of 1988, 42
6 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131
7 et seq. and does not relieve the city from its obligations required thereunder. The
8 regulation for which the applicant is seeking reasonable accommodation must not facially
9 discriminate against or otherwise disparately impact the applicant.

10 (h) The application of this section does not supersede any current or future declaration or
11 declaration of condominium adopted pursuant to chapter 718, Florida Statutes; any
12 cooperative document adopted pursuant to chapter 719, Florida Statutes; or any
13 declaration or declaration of covenant adopted pursuant to chapter 720, Florida Statutes.

14 **Section 11.** That “**Sec. 27-283.12. Off-street parking space standards.**” is hereby
15 amended by deleting the stricken language as follows:

16 **Sec. 27-283.12. Off-street parking space standards.**

17 ... ~~(l) For all new developments with over (50) parking spaces, five (5) percent of the proposed~~
18 ~~parking spaces shall be "Electric Vehicle (EV) Capable," as defined in this Code.~~

19 ~~(m) [Reserved.] ...~~

20 **Section 12.** That should a court of competent jurisdiction declare any part of this
21 Ordinance invalid, the remaining parts hereof shall not, in any way, be affected by such
22 determination as to the invalid part.

23 **Section 13.** That all ordinances or parts of ordinances in conflict herewith are hereby
24 repealed to the extent of any conflict.

25 **Section 14.** That this ordinance shall take effect thirty days after adoption thereof.
26

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON

ATTEST:

CHAIRMAN/CHAIRMAN PRO-TEM
CITY COUNCIL

CITY CLERK/DEPUTY CITY CLERK

APPROVED BY ME ON _____

JANE CASTOR, MAYOR

APPROVED AS TO LEGAL
SUFFICIENCY BY:

E/S
DANA CROSBY COLLIER
SENIOR ASSISTANT CITY ATTORNEY II