Agenda Item

Item:	64
File No:	E2006-8 CH 27
Resolution / Ordinance Title:	Resolution setting public hearings on April 26, 2007 at 5:01 p.m. and May 10, 2007 at 9:30 a.m. an ordinance of the City of Tampa, Florida, making revisions to Chapter 27, (Zoning), City of Tampa Code of Ordinances; providing for notice. - (Relating to the Channel District)
Subject:	A Resolution setting Public Hearings on an Ordinance making revisions to Chapter 27, repealing Article XIX in its entirety and creating Article XIX
Type of Request:	Resolution
Requested Meeting Date:	3/22/07
Staff Recommendation:	
Projected Cost:	
Financial Impact Statement:	N/A
Index Codes:	N/A
Background:	This resolution is to set public hearings on an ordinance making revisions to Chapter 27, repealing Article XIX in its entirety and creating Article XIX
Meeting Date:	3/22/07
Department Head:	Julia.Cole@tampagov.net
Department:	City Attorney
Sponsor:	
Department 2:	

Department 3:	
Department 4:	
Administrator:	
Tracking Name:	A Resolution setting Public Hearings on an Ordinance making revisions to Chapter 27, repealing Article XIX in its entirety and creating Article XIX

Dept. Head:		
Attorney	Julia.Cole	3/14/2007 12:07:12 PM
Finance	Bonnie.Wise	3/15/2007 8:52:51 AM
Chief of Staff	Darrell Smith	3/15/2007 2:03:27 PM
Mayor	Pam Iorio	3/15/2007 3:18:33 PM

Jim Crew - Council Motions - 6/14/07 at 5:30 p.m. - continued public hearing (CH 27 revisions - Channel Dist.)

From: Jim Crew
To: Julia Cole; Land Development Coordination Motion Group; Legal Motion Group
Date: 6/18/2007 3:18:04 PM
Subject: Council Motions - 6/14/07 at 5:30 p.m. - continued public hearing (CH 27 revisions - Channel Dist.)

Office of the City Clerk
3rd Floor, City Hall
315 E. Kennedy Boulevard
Tampa, Florida 33602
Phone: 813-274-8396
Fax: 813-274-8306

MOTION ACTION REQUEST

COUNCIL SESSION: JUNE 14, 2007 AT 5:30 P.M.

PLEASE SUBMIT ALL WRITTEN RESPONSES DIRECTLY TO THE OFFICE OF THE CITY CLERK BY 5:00 P.M. ON THE MONDAY PRIOR TO THE SCHEDULED THURSDAY MEETING - [NOTE: All written responses must include the original and eight (8) copies for distribution by the Office of the City Clerk to Council and to the Council Attorney.]

TO: Land Development Coordination Motion Group
Legal Motion Group
Julia Cole, Senior Assistant City Attorney

File No. E2006-8 CH 27
Continued first public hearing from May 10, 2007 on an ordinance of the City of Tampa, Florida, making revisions to Chapter 27, (Zoning), City of Tampa Code of Ordinances; providing for notice. - (Relating to the Channel District)
Motion: (Saul/Sena-Mulhern) That said public hearing be continued to July 26, 2007 at 11:00 a.m. Motion carried.

Jim Crew - Council Motions - 5/10/07 at 5:01 p.m. - continued code change public hearing (E2006-8 CH 27)

From: Jim Crew
To: Julia Cole; Land Development Coordination Motion Group; Legal Motion Group
Date: 5/14/2007 3:04:05 PM
Subject: Council Motions - 5/10/07 at 5:01 p.m. - continued code change public hearing (E2006-8 CH 27)

File E2006-8 CH 27
6-14-07 @ 5:30 PM (1ST P/H)

Office of the City Clerk
3rd Floor, City Hall
315 E. Kennedy Boulevard
Tampa, Florida 33602
Phone: 813-274-8396
Fax: 813-274-8306

MOTION ACTION REQUEST

COUNCIL SESSION: MAY 10, 2007 AT 5:01 P.M.

PLEASE SUBMIT ALL WRITTEN RESPONSES DIRECTLY TO THE OFFICE OF THE CITY CLERK BY 5:00 P.M. ON THE MONDAY PRIOR TO THE SCHEDULED THURSDAY MEETING - [NOTE: All written responses must include the original and eight (8) copies for distribution by the Office of the City Clerk to Council and to the Council Attorney.]

TO: Legal Motion Group
Senior Assistant City Attorney Julia Cole
Land Development Coordination Motion Group

File No. E2006-8 CH 27
Continued first public hearing from April 26, 2007 on an ordinance of the City of Tampa, Florida, making revisions to Chapter 27, (Zoning), City of Tampa Code of Ordinances. - (Relating to the Channel District) Memorandum from Senior Assistant City Attorney Julia Cole, Legal Department, and Catherine Coyle, Zoning Administrator, requesting a continuance to June 14, 2007 at 5:30 p.m. to coincide with other Chapter 27 amendments scheduled to be heard at that time.

Motion: (Miranda-Mulhern) That said public hearing be continued to June 14, 2007 at 5:30 p.m. per the written request of Senior Assistant City Attorney Julia Cole, Legal Department, and Catherine Coyle, Zoning Administrator. Motion carried.

File E2006-8 CH 27
5-10-07 @ 5:01 p.m.

CITY OF TAMPA

Pam Iorio, Mayor

Office of the City Attorney

David L. Smith
City Attorney

MEMORANDUM

TO: THE HONORABLE CHAIR AND MEMBERS OF CITY COUNCIL

FROM: Julia Mandell Cole, Senior Assistant City Attorney
Catherine Coyle, Zoning Administrator

DATE: May 7, 2007

SUBJECT: **May 10, 2007, City Council Evening Agenda: Agenda Item Numbers 9 & 10 – Revisions to Chapter 27, Zoning, City of Tampa Code of Ordinances**

I am requesting that Agenda Item Numbers 9 and 10, public hearings on an ordinance making revisions to Chapter 27, Zoning, which are scheduled on the May 10, 2007, Evening Agenda, be continued to June 14, 2007, to coincide with the other Chapter 27 amendments already scheduled to be heard on June 14, 2007.

Cc: Darrell Smith, Chief of Staff
David Smith, City Attorney
Martin Shelby, City Council Attorney
Shirley Foxx-Knowles, City Clerk

RECEIVED
2007 MAY -9 AM 11:07
CITY CLERK

Jim Crew - Council Motions - 4/26/07 at 5:01 p.m. - continued code change public hearings

From: Jim Crew
To: Land Development Coordination Motion Group; Legal Motion Group; Rebecca Kert
Date: 4/30/2007 11:21 AM
Subject: Council Motions - 4/26/07 at 5:01 p.m. - continued code change public hearings

File E2006-8 CH 27
5-10-07 @ 5:01 p.m.

Office of the City Clerk
3rd Floor, City Hall
315 E. Kennedy Boulevard
Tampa, Florida 33602
Phone: 813-274-8396
Fax: 813-274-8306

MOTION ACTION REQUEST

COUNCIL SESSION: APRIL 26, 2007 AT 5:01 A.M.

PLEASE SUBMIT ALL WRITTEN RESPONSES DIRECTLY TO THE OFFICE OF THE CITY CLERK BY 5:00 P.M. ON THE MONDAY PRIOR TO THE SCHEDULED THURSDAY MEETING - [NOTE: All written responses must include the original and eight (8) copies for distribution by the Office of the City Clerk to Council and to the Council Attorney.]

TO: Legal Motion Group
Senior Assistant City Attorney Julia Cole
Land Development Coordination Motion Group

File No. E2006-8 CH 27
First public hearing on an ordinance of the City of Tampa, Florida, making revisions to Chapter 27, (Zoning), City of Tampa Code of Ordinances.
Motion: (Miranda-Mulhern) That said public hearing be continued to May 10, 2007 at 5:01 p.m. per memorandum from Catherine Coyle, Zoning Administrator, and Senior Assistant City Attorney Julia Cole, Legal Department. Motion carried.
Memorandum from Catherine Coyle, Zoning Administrator, and Senior Assistant City Attorney Julia Cole, Legal Department, requesting a continuance to May 10, 2007 evening session.
Motion: (Dingfelder-Saul/Sena) That said memorandum be received and filed. Motion carried.

File No. E2006-8 CH 27
First public hearing on an ordinance of the City of Tampa, Florida, making revisions to Chapter 27, (Zoning), City of Tampa Code of Ordinances. - (Relating to the Channel District)
Motion: (Miranda-Mulhern) That said public hearing be continued to May 10, 2007 at 5:01 p.m. per memorandum from Catherine Coyle, Zoning Administrator, and Senior Assistant City Attorney Julia Cole, Legal Department. Motion carried.
Memorandum from Catherine Coyle, Zoning Administrator, and Senior Assistant City Attorney Julia Cole, Legal Department, requesting a continuance to May 10, 2007 evening session.
Motion: (Dingfelder-Saul/Sena) That said memorandum be received and filed. Motion carried.

CITY OF TAMPA

Pam Iorio, Mayor

Office of the City Attorney

David L. Smith
City Attorney

MEMORANDUM

TO: THE HONORABLE CHAIR AND MEMBERS OF CITY COUNCIL

FROM: Julia Mandell Cole, Senior Assistant City Attorney
Catherine Coyle, Zoning Administrator

DATE: April 23, 2007

SUBJECT: **April 26, 2007, City Council Evening Agenda: Agenda Item Numbers 1 & 2 – Revisions to Chapter 27, Zoning, City of Tampa Code of Ordinances**

I am requesting that Agenda Item Numbers 1 and 2, first public hearings on an ordinance making revisions to Chapter 27, Zoning, be continued for two weeks to May 10, 2007, on your evening agenda.

Cc: Darrell Smith, Chief of Staff
David Smith, City Attorney
Martin Shelby, City Council Attorney
Shirley Foxx-Knowles, City Clerk
Rebecca Kert, Assistant City Attorney

RECEIVED
2007 APR 23 P

Hillsborough County
City-County
Planning
Commission

THE PLANNING COMMISSION

File E2006-8 CH 27
4-26-07 @ 5:01 PM
R/F

Bruce P. Cury
Chair

Jerry M. King
Vice-Chair

Terri G. Cobb
Member-at-Large

Seth S. Boots
Deven W. Carty
David H. Foster
Edward F. Giunta, II
Vivian M. Kitchen
Christine Malzone
Jacqueline R. Wilson

Robert B. Hunter, FAICP
Executive Director

March 13, 2007

Honorable Gwen Miller and
Members of Tampa City Council
315 East Kennedy Boulevard
Tampa, Florida 33602

RE: Chapter 27 (Zoning) Code Amendment – Repeal and Creation of "Article XIX. The Channel District"

Dear Chair Miller and Members of Tampa City Council:

At their regular meeting on March 12, 2007, the Planning Commission reviewed a proposed Ordinance consisting of a text amendment to Chapter 27 of the Land Development Code, "The repeal and creation of Article XIX. The Channel District."

The Planning Commission reviewed the proposed code amendment and found it CONSISTENT with the *Tampa Comprehensive Plan.* A copy of the Planning Commission's adopted resolution, executive summary, and proposed City of Tampa Ordinance is also enclosed.

The attached information is provided for your review in advance of your upcoming public hearing which has not yet been scheduled as of this date. If you have any questions or comments, please contact either Terry Cullen or me at 272-5940.

Sincerely,

Robert B. Hunter, FAICP
Executive Director

RBH/tg
Enclosures

cc: Julia Cole, City of Tampa Legal Department
Catherine Coyle, Land Development Coordination
Sandy Marshall, Tampa City Clerk's Office

601 E. Kennedy, 18th Floor
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Tampa, Florida 33601-1110
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Hillsborough County
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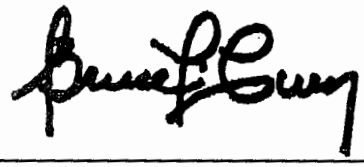
Commission

THE PLANNING COMMISSION

RESOLUTION

ITEM: Tampa - Chapter 27 (Zoning) Code Amendment – Repeal and Creation of "Article XIX. The Channel District"

	AYE	NAY	ABSENT	DATE: March 12, 2007
Bruce P. Cury *Chair*	X			
Jerry M. King *Vice-Chair*	X			
Terri G. Cobb *Member-at-Large*	X			Bruce P. Cury, Chair
Seth S. Boots			X	
Deven W. Carty	X			
David H. Foster	X			
Edward F. Giunta, II	X			
Vivian M. Kitchen	X			
Christine Malzone	X			
Jacqueline R. Wilson	X			Robert B. Hunter, Executive Director

Robert B. Hunter, FAICP
Executive Director

On motion of Comm. Cobb Seconded by Comm. Giunta.
The following resolution was adopted:

WHEREAS, the Hillsborough County City-County Planning Commission, in accordance with Laws of Florida, is the designated local planning agency for the City of Tampa, and is responsible for the preparation, monitoring, evaluation, and update of the City of Tampa Comprehensive Plan; and

WHEREAS, the Planning Commission has developed a Comprehensive Plan for the City of Tampa entitled *Tampa Comprehensive Plan*, pursuant to the provisions of Chapter 163.3161, Florida Statutes, which was adopted by Tampa City Council on January 29, 1998 and subsequently amended; and

WHEREAS, the Hillsborough County City-County Planning Commission has received a City-Initiated request for various changes to Chapter 27 (zoning) of the City of Tampa Land Development Code, repealing "Article XIX. The Channel District", and creating a new "Article XIX. The Channel District"; and

WHEREAS, the Hillsborough County City-County Planning Commission has reviewed the proposal, has considered existing and expected future development patterns and community facilities in the

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respective area, as well as the adopted goals, objectives and policies of the *Tampa Comprehensive Plan* as follows:

FUTURE LAND USE ELEMENT

Land Development Regulations

Objective D-2: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes.*

Policy D-2.1:
Development shall not exceed the densities and intensities established within the Future Land Use Element as defined by the land use plan categories, and incorporated herein as reference.

Policy D-2.3:
Developments must meet or exceed the requirements of all land development regulations including, but not limited to, zoning, subdivision of land and signage, as established and adopted by the City of Tampa, the State of Florida and the Federal Government.

Activity Centers
Objective A-1: *Recognize Tampa's existing urban form of activity centers and corridors, and build upon it by concentrating mixed use development activities so that the majority of the employment base of the city is concentrated in those areas.*

Policy A-1.1:
In order to encourage a mixture of uses in activity centers, and the development of residential uses in conjunction with office and retail uses, in the Community Mixed Use, Urban Mixed Use and Regional Mixed Use land use categories, calculations to determine the maximum amount of residential development permitted may be based upon using either the maximum density or maximum intensity (floor area ratio) specified in the plan category, whichever is greater.

Policy B-2.1:
Recognize the importance of stable, neighborhoods to the social and economic health of the city, and carefully consider this when implementing the city's codes.

Commercial Development

Policy B-6.4:
Encourage the redevelopment/revitalization of rundown and/or underutilized commercial areas through a combination of regulatory techniques, incentives and land use planning.

Policy D-2.4:
Existing regulations governing Planned Development zoning districts may be modified to include recognition of development criteria differing from criteria of comparable Euclidean districts. The regulations shall reflect that the application of the criteria during the rezoning process is negotiable, and that it will be applied on an individual case-by-case basis to ensure the balanced application of reasonable development standards.

Central Business District Periphery

Objective A-8: *Provide for the development of mixed use or residential projects in appropriate locations within the defined periphery of the Central Business District offer amenities and public benefits beyond those required by law.*

Policy A-8.1:
Permit consideration of density/intensity bonuses not to exceed a 100% increase over the existing land use designation, as outlined in the operative provisions of this element for Central Business District periphery projects.

Policy A-8.2:
Projects seeking use of the Central Business District Periphery Bonus provision must ensure compatibility with intensity/density of existing development both within and outside periphery boundaries by transitioning of the project to the lower densities and intensities.

Policy A-8.3:
Require that pedestrian and vehicular traffic generated by development in the Central Business District periphery is accommodated in a manner compatible with the Goal of the Tampa Central Business District - Land Use Policy Plan and protects the surrounding residential development.

Policy A-8.4:
Projects using Central Business District Periphery Bonus shall provide amenities and public benefit beyond those required by law. Projects which provide any of the following amenities will be scored on a point system and will get all, or part, of the CBD Periphery bonus:

a. *Housing,*
b. *Minority and Employment Business Development,*
c. *Transportation Improvements,*
d. *Day Care,*
e. *Pedestrian/Streetscape Improvements,*
f. *Water and Natural Resources,*

g	*Open Spaces,*
h.	*Public Space,*
i.	*Public Access,*
j.	*Cultural Contributions,*
k.	*Preservation of Historic Structures, and*
l.	*Other innovative amenities or linkages.*

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the proposed various changes to sections of Chapter 27 (zoning) of the City of Tampa Land Development Code, repealing "Article XIX. The Channel District", and creating a new "Article XIX. The Channel District", CONSISTENT with the *Tampa Comprehensive Plan.*

Hillsborough County
City-County
Planning
Commission

THE PLANNING COMMISSION

EXECUTIVE SUMMARY

Meeting Date: March 12, 2007
Agenda Item : Tampa - Chapter 27 (Zoning) Code Amendment – Repeal and Creation of "Article XIX. The Channel District"

SUMMARY

The proposed request, made at the request of Tampa City Council, seeks to repeal "Article XIX. The Channel District", in Chapter 27 of the zoning code, creating a new "Article XIX. The Channel District". The proposed creation of an entire new article was considered the best alternative due to the numerous recommendations made by City Administration, Tampa City Council and City staff over the course of numerous public meetings and workshops.

BACKGROUND

The Planning Commission is required to review Land Development Regulations for consistency with the adopted *Tampa Comprehensive Plan* in accordance with Chapter 163.3194(2) Florida Statutes, and Chapter 97-351 Laws of Florida, providing findings to the Tampa City Council.

The Channel District has dramatically evolved over the last decade attracting development interests that include increased tourism, higher residential density and more intense mixed-use projects. With this increased interest and growth of the Channel District over and above expectations, the creation of a new Article XIX will ensure that the Channel District has every opportunity to create inviting urban spaces through innovative and superior design, while providing existing maritime, industrial and commercial uses the opportunity to continually grow and prosper, consistent with the Comprehensive Plan and in accordance with the "Channel District Community Redevelopment Area Strategic Action Plan"

Article XIX establishes sub-district boundaries, a schedule of permitted principal, accessory and special uses, dimensional regulations, parking requirements, development design procedures, designation of corridors, public open space design standards, development site and building design standards and Channel District bonus amenities.

RECOMMENDATION

It is recommended that the Planning Commission approve the attached resolution and related ordinance, finding the proposed amendment to Chapter 27, repeal of and creation of Article XIX The Channel District, CONSISTENT with the *Tampa Comprehensive Plan*, and that this resolution be forwarded to Tampa City Council.

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Tampa, Florida 33601-1110
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Prepared by: T. Garcia, AICP, Principal Planner **Date Prepared: February 26, 2007**

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HILLSBOROUGH COUNTY
PLANNING COMMISSION

CITY OF TAMPA

Pam Iorio, Mayor

Growth Management & Development Services

Land Development Coordination

February 12, 2007

Mr. Terry Cullen
Hillsborough County City-County Planning Commission
601 East Kennedy Boulevard, 18th Floor
Tampa, FL 33602

RE: Transmittal of Channel District & CBD Periphery Zoning Regulations for March 2007 Public Hearing

Please accept this transmittal as the official filing of the proposed revisions to Chapter 27 Zoning, related to the Channel District and the CBD Periphery Bonus Methodology, for placement on the March 12, 2007, Planning Commission Agenda. Tampa City Council made and approved the following motion to transmit these proposed revisions:

December 14, 2006 9:00 AM Regular Agenda

13. File No. E2006-8 CH 27 - (Zoning Code) - (END OF THE MEETING)
Discussion on the Channel District and CBD Bonus Periphery Criteria Ordinance. - (Original motion initiated by Alvarez-White) - (Continued from November 16, 2006.)

Motion: (Dingfelder-Saul/Sena) That the Legal Department be requested to revise the proposed Section 27-459, Channel District Bonus Amenities, to appropriately establish a method to quantify bonus amenities as stated by City Attorney David Smith; further, that said document be transmitted with the change to the Planning Commission. Motion carried.

Motion: (Saul/Sena-Alvarez) That the handouts regarding the Channel District and the map of Central Business District Periphery submitted by Catherine Coyle, Land Development Coordination, be received and filed. Motion carried.

Please feel free to contact my office at any time with questions. You can reach me at (813) 274-8405.

Sincerely,

Catherine Coyle
Zoning Administrator

ORDINANCE NO. 2007-_____

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, MAKING REVISIONS TO CHAPTER 27, ZONING CODE, OF THE CITY OF TAMPA CODE OF ORDINANCES; REPEALING ARTICLE XIX THE CHANNEL DISTRICT IN ITS ENTIRETY; AND, CREATING ARTICLE XIX THE CHANNEL DISTRICT; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Tampa directed the Land Development Coordination office to complete the following amendments to Chapter 27, Code of Ordinances.

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

WHEREAS, The City Council of the City of Tampa has determined that the following amendments promote and protect the general health, safety and welfare of the residents of the City of Tampa; 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 **"Article XIX. The Channel District"** is repealed in its entirety.

Section 2. That **"Article XIX. The Channel District"** is created as follows:

"ARTICLE XIX. THE CHANNEL DISTRICT"

Section 3. That **"Sec. 27-450. Purpose and intent."** is created as follows:

"Sec. 27-450. Purpose and intent.

The purpose and intent of the Channel District ("CD" or "District") is to provide for a growing mixed-use area which lies between and complements the Central Business District and the Ybor City Historic District. The CD provides for protection of existing uses and a variety of residential, commercial, and industrial uses consistent with the Tampa Comprehensive Plan. The CD also seeks to guide development design according to the desired palette as identified in the "Channel District Community Redevelopment Area Strategic Action Plan." While these regulations allow for the potential for mixed-use development in the Channel District, it is the intent of this article to provide existing industrial, maritime, and commercial uses (specifically related to Port Authority activities) with the opportunity to continue, expand, prosper, and grow.

Per the Strategic Action Plan, the District is evolving dramatically to also include increased tourism, higher density residential, and more intense mixed-use projects. This constant evolution of uses makes the Channel District a unique redevelopment opportunity in the eastern side of downtown peninsula, given its proximity and geographical connection to the Central Business District. The District is on a direct path to becoming a destination with an urban, mixed-use, transit-related neighborhood reflecting the smart-planning concept of locating residences near job centers. Creation of inviting urban spaces through innovative, superior design will add to the economic and social success of the neighborhood.

Geographic location and the historic dependence upon port related activity have influenced the District's development pattern. Even today the District reflects the diverse activities emerging at the Port and its evolution as a tourist destination. The Channel District is facing dramatic change as its future development pattern emerges at the onset of the 21st Century as part of Tampa's emerging downtown neighborhoods."

Section 4. That **"Sec. 27-451. District and subdistricts established: procedures for rezoning."** is created as follows:

"Sec. 27-451. District and subdistricts established: procedures for rezoning.

(a) District established; boundaries. The Channel District is hereby established as a separate district with subdistricts therein. The boundaries of the District are as follows:

An area within downtown Tampa which is generally located, North of Garrison Channel, South of Tampa South Crosstown Expressway, East of Meridian Avenue, and West of Ybor Channel, and being more particularly described as follows: An area bounded on the North by the Tampa South Crosstown

Expressway; on the North beginning at the Tampa South Crosstown Expressway and extending South along the Centerline of Ybor Channel to a point on a line, said point lying on a line which bears North 43 deg. 31 min. West, bisecting the intersection of the Northwesterly Harbour Line of the Ybor Turning Basin and the Westerly Harbour Line of Ybor Channel; thence North 43 deg. 31 min. West, along said line to 13th Street; thence South and Southwesterly along 13th Street to and along Platt Street, to Meridian Avenue; and bounded on the West by Meridian Avenue to the Tampa South Crosstown Expressway.

Any owner of property immediately abutting the boundaries of the Channel District as herein described, and zoned PD or PD (A) on the date of adoption of this Article XIX, The Channel District, may petition the city to expand the PD or PD (A) into the Channel District boundaries, provided such expansion does not enlarge or intensify the existing development rights under the PD or PD (A) as it existed on the date of adoption of Article XIX. If such petition is approved by the city, the above-referenced boundaries of the Channel District will be modified to exclude the expanded PD or PD (A) property.

(b) Subdistrict established. The following CD zoning subdistricts shall be the only zoning districts permitted within the CD:

(1) CD-1. This zoning subdistrict is appropriate for a variety of residential, commercial, and industrial uses with an urban and pedestrian development pattern.

(2) CD-2. This zoning subdistrict is appropriate for those uses and/or structures exceeding those dimensional and intensity criteria set forth in the CD-1 subdistrict.

(c) Procedures for rezoning to CD subdistricts.

(1) A property owner requesting a rezoning to CD-1 shall be governed by the parcel rezoning procedures set forth in Article XVI of this chapter.

(2) A property owner requesting a rezoning to CD-2 or an amendment to a CD-2 zoned property shall be governed by the parcel rezoning procedures, the site plan controlled rezoning review procedures, and the provisions of this article, all as set forth in this chapter. A property owner requesting a CD-2 rezoning shall be required to submit an application for design approval at the time of submission of the rezoning application, or at the time of submission of a commercial site plan application."

Section 5. That **"Sec. 27-452. Official schedule of permitted principal, accessory and special uses."** is created as follows:

"Sec. 27-452. Official schedule of permitted principal, accessory and special uses.

(a) Except as otherwise specifically provided in this chapter, the use of land, water and structures within the CD shall only be permitted in accordance with Table 19-1, Schedule of Permitted Principal, Accessory and Special Uses. All other uses of land, water and structures in the CD which are not expressly listed in Table 19-1 are prohibited uses and shall not be established in the CD.

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

Table 19-1
SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AN SPECIAL USES

LEGEND: X--Permitted principal use S1--Special use, zoning administrator review S2--Special use, city council review A--Permitted accessory use Blank or not listed--Prohibited use	CD-1	CD-2
Uses[1, 2, 3]		
Group A		
Bed and breakfast	X	X
Congregate living facility	S1	S1
Dwelling, multiple family	X	X
Dwelling, single family detached[4]	X	X
Dwelling, single family semi-detached[4]	X	X
Dwelling, single family attached[4]	X	X
Dwelling, two-family	X	X
Extended family residence	X	X
Home occupation	X	X
Professional residential facilities:		
Recovery Home A	S2	S2
Recovery Home B	S2	S2
Residential treatment facility	S2	S2
Life care treatment facility	S2	S2
Group B		
Accessory use to a permitted principal or special Group B use	A	A
Place of religious assembly	X	X
Clinic	X	X
Club	X	X
College	X	X
Day care and nursery facility	X	X
Day care and nursery facility (number limited to five (5) children	X	X
Fraternity or sorority	X	X
Hospital and associated uses	X	X
Hotel and motel	X	X
Public cultural facility	X	X

School	X	X
School, vocational	X	X
School, business	X	X
School, trade	X	X
Security guard quarters	A	X
Group C		
Accessory use to a permitted principal or special Group C use	A	A
Bank	X	X
Bar and lounge	X	X
Catering shop	X	X
Cigar factory	X	X
Commercial communication tower	S2	S2
Drycleaning plant, small	X	X
Hazardous materials (port-related activities only)	S1	S1
Heliport, helistop	X	X
Interim parking[8]	X	
Kennel (limited to 15 animals)	X	X
Laboratory, dental and mental	X	X
Maintenance or storage facility (port-related activities only)	X	X
Manufacturing, heavy (port-related activities only)	X	X
Manufacturing, light	X	X
Marina	X	X
Nursing (care facility), convalescent and extended care facility	X	X
Office, business, and professional	X	X
Office, medical	X	X
Parking, off street		
Principal use	X	X
Accessory use[6]	A	A
Commercial use	X	X
Parking, temporary	S1	S1
Personal services	X	X
Pharmacy	X	X
Place of assembly	X	X
Printing, light	X	X
Printing and publishing	X	X
Public service facility	X	X
Public use facility	X	X
Radio/television studio	X	X
Recreation facility, commercial		
Indoor	X	X
Outdoor	X	X
Recreational facility, private	X	X
Research activity	X	X
Restaurant	X	X
Retail sales, convenience goods	X	X
Retail sales, alcoholic beverages[10]	X	X
Retail sales, gasoline	X	X
Retail sales, lawn and garden shop	X	X
Retail sales, shopper's goods	X	X
Retail sales, specialty goods	X	X
Reupholstery	X	X
Special event parking[7]	X	X

Storage open[6] (port-related activities only)	A[2]	A[2]
Storefront/residential office	X	X
Storefront/residential commercial	X	X
Temporary Film Production[9]	X	X
Transportation service facility (port-related activities only)	X	X
Utility transmission site	S2	S2
Vehicle repair, major (port-related activities only)	X	X
Vehicle repair, minor	X	X
Vehicle sales and leasing (port-related activities only)	X	X
Vermin control and related services	X	X
Veterinary office	X	X
Warehouse and wholesale trade (port-related activities only)	X	X
Warehouse, mini (port-related activities only)	X	X
Water transport	X	X

Notes:
[1]Except as noted in Footnote #6 below, or as may be required in a CD-2 rezoning site plan, uses in the Channel District are exempt from the buffering requirements of section 27-130, with the exception of buffer standards as they apply to solid waste facilities.
[2]The ability to establish a permitted use on a parcel of land is contingent on compliance with all land development regulations, including but not limited to concurrency, drainage, environment regulations, and parking requirements.
[3]Uses in CD-2 shall be consistent with the Tampa Comprehensive Plan.
[4]See section 27-137 for applicable residential design standards.
[5]See section 27-126 for accessory parking requirements.
[6]See section 27-138 for buffering requirements for open storage.
[7]See section 27-246.1(b) for special event parking regulations.
[8]See section 27-246.1(a) for interim parking requirements.
[9]See section 27-150 for regulations applicable to Temporary Film Production. Additionally, the Section 27-130 buffer requirements shall not apply to this use.
[10]Sales of alcoholic beverages approved by City Council through separate wet zoning application process.

Section 6. That **"Sec. 27-453. Official schedule of dimensional regulations."** is created as follows:

"Sec. 27-453. Official schedule of dimensional regulations.

Except as otherwise specifically provided in this chapter, the minimum lot size and width, minimum required yards, mandatory yards, maximum height, and maximum density and F.A.R. shall be as shown in Table 19-2, Schedule of Dimensional Regulations.

Table 19-2
SCHEDULE OF DIMENSIONAL REGULATIONS

	CD-1	CD-2
Yard Dimensional Ranges:		
Mandatory Front Yard[1,5]		
11th Street:	5 feet	5 feet
12th Street:	5 feet	5 feet
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)	60	175[3]
Maximum F.A.R.	3.5	3.5[4]
Maximum density	Per Comprehensive Plan	Per Comprehensive Plan

Notes:
[1]Front yards set at 0 feet for all other streets.
[2]Corner yards set at 0 feet for all other streets.
[3]Building height may be considered above 175 feet up to the maximum height as prescribed by the HCAA/FAA. For each 10 feet of building height above 60 feet, the required yards shall be increased by 1 foot.
[4]Bonus FAR considered above 3.5, pursuant to requirements of sections 27-329 and 27-459.
[5]Arcades may be set at 0' for any yard adjacent to a public street."

Section 7. That **"Sec. 27-454. Parking requirements."** is created as follows:

"Sec. 27-454. Parking requirements.
The regulations set forth in Article X shall apply in the Channel District except as modified herein.

(a) *Off-street parking requirements*. Any building in the CD that is erected, expanded, increased in floor area or seating capacity, or changes its use, or in which a new use is established, shall meet the applicable parking requirements as set forth in Table 19-3, Table of Required Parking Spaces.

TABLE 19-3

Use	Spaces	Per Unit
Bank	3	1000 SF
Bar and Lounge	0.2 or 28.0	Per seat or 1000 SF of assembly area
Catering shop	3	1000 SF
Clinic	3	1000 SF
Cigar factory	3	1000 SF

College	0.5	Per student
Congregate living facility:		
Adult family home	1	Per dwelling unit
Group care facility	1	Per dwelling unit
Emergency shelter/home	1	Per dwelling unit
Foster care home	1	Per dwelling unit
Day care and nursery facility	0.5	Per employee plus 1 per facility vehicle
Dwelling, multi-family and/or efficiency	1	Per unit
Dwelling, single-family	1	Per bedroom, maximum 2 per unit
Hospital and associated uses	1	Per bed
Hotel/motel	1	Per bed
Maintenance or storage facility	0.6	Per employee on largest shift
Manufacturing	0.6	Per employee on largest shift
Marina	2.0	Per slip or berth
Marina sales and repair	1.0	Per employee plus 2.0 per 1000 SF
Nursing, convalescent and extended care facility	0.3	Per bed
Office, business and professional	1	1000 SF
Office, medical and veterinary	2	1000 SF
Performing art studio	3.6	1000 SF
Personal services	4	1000 SF
Pharmacy	2	1000 SF
Place of assembly (e.g. theater)	0.2 or 28.0	Per seat or 1000 SF of assembly area
Place of religious assembly	0.2	Per seat
Printing, light	1	1000 SF
Printing, publishing	1	1000 SF
Public cultural facility	2	1000 SF
Public service facility	1	Per employee
Public use facility	2	1000 SF
Radio and TV studio	1	1000 SF
Recreational facility, commercial	2	1000 SF
Recreational facility, private	2	1000 SF
Research activity	1	1000 SF
Restaurant	0	1000 SF
Retail sales, all types	2	1000 SF
School (primary and secondary)	1	Per classroom
School (business, trade, vocational)	0.5	Per student plus 1 per staff member
Service station	2	1000 SF
Transportation service facility	3	1000 SF
Vehicle repair	2	1000 SF
Warehouse	0.6	Per employee
Wholesale trade	1	1000 SF

(b) *Alternative compliance.* Except for single-family detached, semidetached, and two-family dwellings, half of the required number of off-street parking spaces shall be surfaced with asphaltic or portland cement binder pavement or an equivalent improvement so as to provide a durable and dustless surface. In making a determination as to the suitability of an equivalent improvement, the city traffic engineer shall find that such improvement:

(1) Provides a safe and permanent surface, suitable for the quantity and quality of traffic expected to use it; and

(2) Provides a surface that will accept permanent delineation of parking spaces, aisles, accessways and maneuvering areas; and

(3) Provides a surface that will not contribute to erosion or sedimentation, either on-site or off-site; and

(4) Provides a surface that meets the design standards of the department of public works.

The balance of the required parking spaces may be a hard rock surface which must be provided with bumper stops or other department of public works approved methods of delineating parking spaces.

(c) *In-lieu parking payments.* Within the Channel District, development subject to compliance with subsection (a) above shall comply with the off-street parking requirements utilizing one of the following methods:

(1) Making payments which shall be contributed to a parking fund specially set aside to provide parking for the Channel District; or

(2) Providing on-site parking spaces; or

(3) Any combination of items (c)(1) and (c)(2) above which together will meet the requirements of subsection (a).

The amount of the payment shall be established by resolution of the city council; no building permits shall be issued until the complete payment has been received by the city.

(d) *Variance and waiver procedure.* Variances to the number of required parking spaces may be granted by the department of public works pursuant to the standards set forth in section 27-245. City council may vary or waive the number of required parking spaces if a variance or waiver is denied by the department of public works; additionally city council may vary or waive the in-lieu payment. City council hearings to consider variances or waivers of the number of required parking spaces or the in-lieu payment shall be held in accordance with the procedures set forth in section 27-267(b)(2), S-2 Special use permits."

Section 8. That **"Sec. 27-455. Development design approval and procedures."** is created as follows:

"Sec. 27-455. Development design approval and procedures.

(a) Design approval; when required; submission of application.

(1) *Design approval required.* Any property owner or agent thereof proposing to erect a building or structure or conduct major renovations on any building or structure in the Channel District, for which building permit applications are submitted after the effective date of this article shall obtain design approval for said building or structure by complying with the provisions of this section and the Channel District Development Design standards, set forth in section 27-455. Provided, further, any property owner rezoning to CD-2 for any purpose, including non-major renovations, shall obtain design approval by complying with the provisions of this section and the Channel District Development Design Standards set forth in section 27-455.

(2) *Submission of application.* An application for design approval shall be submitted to the urban design manager at the same time as an application for commercial site plan review as required by Chapter 5 of this Code, unless design approval was already obtained at time of a rezoning to CD-2.

(b) Review procedure.

(1) *Pre-application conference.* Any property owner or agent thereof required to obtain design approval shall schedule a pre-application conference with the urban design manager prior to the submission of an application for design approval. For those developments seeking consideration of any bonus criteria through the site plan rezoning process, a pre-application conference shall also be scheduled with the zoning administrator for evaluation of those proposed items. The pre-application meeting will serve as an initial exchange of information in order for the applicant to receive a better understanding of the city's standards and requirements for the Channel District and at the same time, the city obtains information related to the applicants proposed use and location.

(2) *Submission requirements.* All applications for design approval shall contain the following items:

a. Site plan showing all improvements, existing conditions, and dimensions of the site and building as well as adjacent streets.

b. Landscape plan, which may be incorporated into site plan, showing preliminary plant material (existing and proposed) with specific information as to location.

c. Typical floor plan with major use categories as necessary to describe all levels of building.

d. Exterior elevations of all sides with general material designations.

e. Sketches of signs, locations, and their dimensions.

f. General exterior color description, including signs.

g. Exterior perspective character sketch in color at the pedestrian level. This drawing may be a sketch perspective rendered in sufficient detail using any color medium such as markers or colored pencil, etc.

h. Streetscape plan detailing all required public realm features, such as street furnishings, lighting, art, plantings, etc.

(3) *Review of design approval application.* The urban design manager shall review applications for design approval to ensure the visual and aesthetic intent of this article is met. For those developments seeking consideration of any bonus criteria through the site plan rezoning process, the zoning administrator shall be responsible for evaluation of those proposed items.

(c) Approval, denial and appeals.

(1) *Approval/denial.* When design approval is required for a project, review for design approval shall be conducted concurrent with commercial site plan review required by Chapter 5 of the City of Tampa Code. Approval or denial shall be reported to the applicant in writing. If denied, the reasons for denial shall also be reported to the applicant in writing, including citations to the code sections with which the application is inconsistent. The applicant shall be given a reasonable opportunity to address the reasons or basis for denial and resubmit the application. Approval or denial of such resubmission shall also be provided to the applicant in writing.

(2) *Appeals.* If an application is denied after resubmittal, the applicant may appeal the denial to the City of Tampa City Council, who shall make the final determination as to whether the application complies with the provisions of this article. All appeals to city council shall be filed in accordance with section 27-373."

Section 9. That **"Sec. 27-456. Designation of corridors."** is created as follows:

"Sec. 27-456. Designation of Corridors.

(a) *Designation of Gateways.* Iconic elements and public art help to provide neighborhood identity at gateway locations throughout the Channel District. Where appropriate, provide gateway monuments through local artists design competitions. Gateways shall occur in several key locations in the Channel District. See Figures 19-1(a) and (b) for a map of gateway locations.

(1) Major Gateways – significant entries into the District shall contain major identity elements and enhancement.

a. Intersection of Twiggs Street and Meridian Avenue

b. Intersection of Channelside Drive and Meridian Avenue

c. Intersection of Cumberland Street and Channelside Drive

d. Any location along Channelside Drive between Twiggs Street and Lee Roy Selmon Crosstown Expressway

(2) Secondary Gateways – areas where smaller pedestrian scale identity elements shall occur.

a. Intersection of Kennedy Boulevard and Meridian Avenue

b. Intersection of Jackson Street and Meridian Avenue

c. Intersection of Whiting Street and Meridian Avenue

(3) Standard streetscape design for the District includes the following basic requirements:

a. 10' wide sidewalks

b. Street trees (shade variety) at a minimum 30' intervals

c. Inclusion of on-street parking (9' x 24' stalls)

d. Placement of trash receptacles, benches, transit stops, and decorative street lighting

e. For those developments that propose streetscape improvements above the minimum standard to achieve bonus FAR/intensity, the proposed design shall meet adhere to the applicable design palette, as depicted in Figures 19-2 through 19-9.

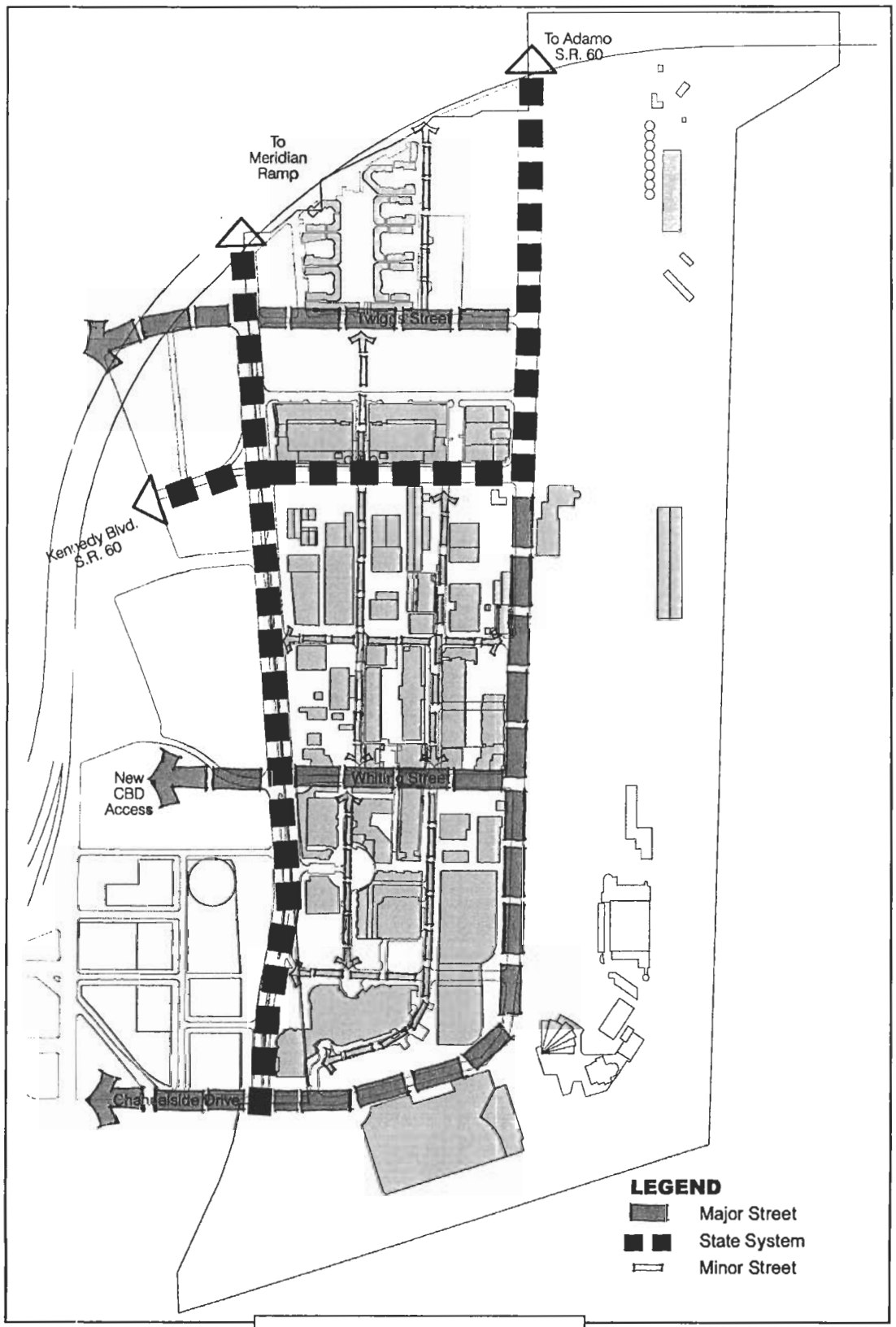

To Adamo S.R. 60
To Meridian Ramp
Twiggs Street
Kennedy Blvd. S.R. 60
New CBD Access
Whiting Street
Chancellside Drive
LEGEND
Major Street
State System
Minor Street

Figure 19-1(a)

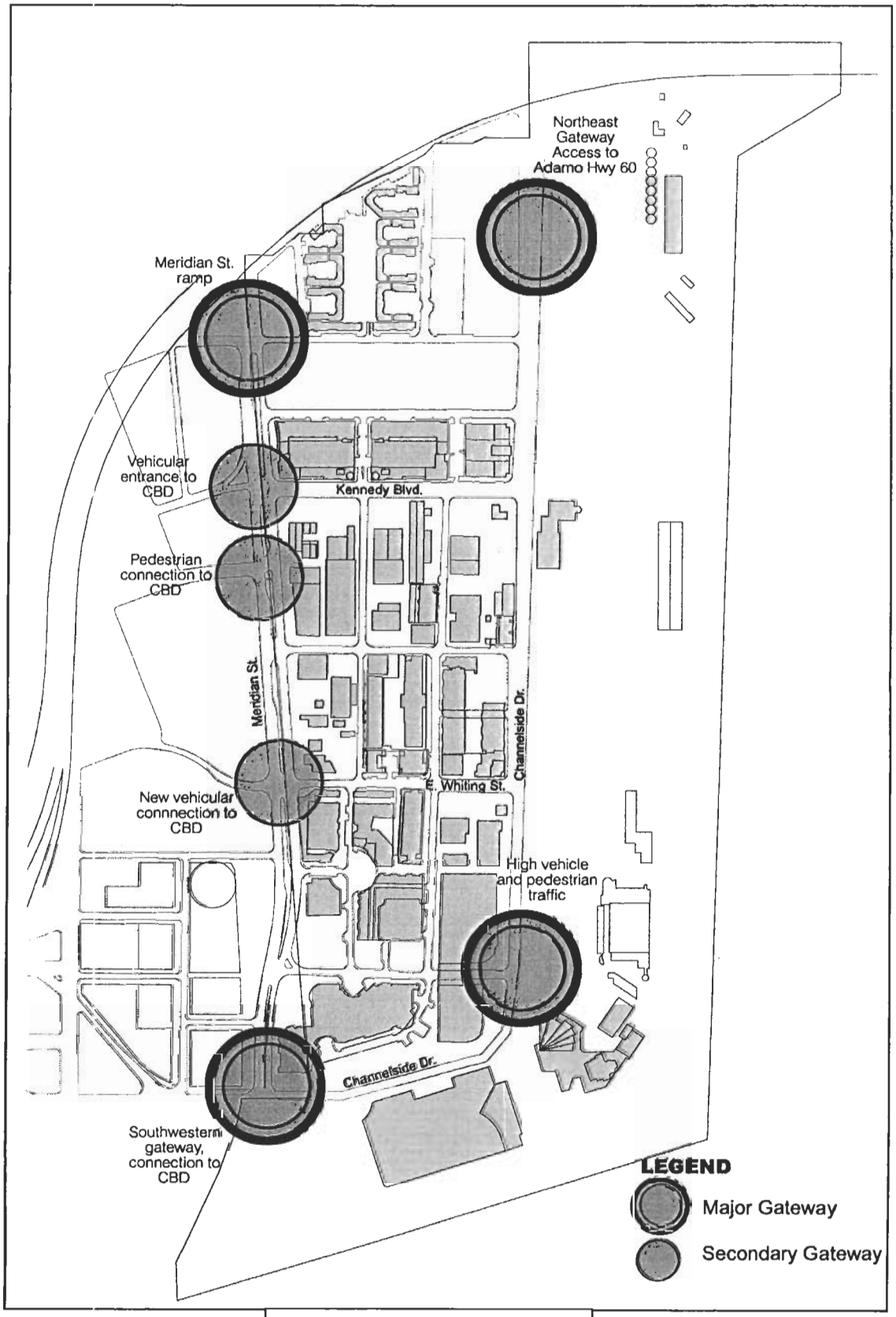

Northeast Gateway Access to Adamo Hwy 60
Meridian St. ramp
Vehicular entrance to CBD
Kennedy Blvd.
Pedestrian connection to CBD
Meridian St.
Channelside Dr.
E. Whiting St.
New vehicular connnection to CBD
High vehicle and pedestrian traffic
Channelside Dr.
Southwestern gateway, connection to CBD
LEGEND
Major Gateway
Secondary Gateway

Figure 19-1(b)

(b) Streetscape design and layout.

(1) *Channelside Drive*. This key corridor provides significant community identity and vitality through the adjacent publicly owned facilities and transportation systems. Channelside Drive is an urban 4-lane road with 100 feet right-of-way. North of Kennedy Boulevard, it is a state regulated facility. In that location, placement and maintenance of design enhancements must comply with FDOT design standards. Improvements to the corridor are needed to increase pedestrian activity, extend active land uses along the east side of the right-of-way, and support increased transit use. Enhanced pedestrian access to Streetcar stations shall be provided. A minimum four (4) foot buffer zone along the curb including a combination of cobblestone pavers and landscape area shall be provided on both sides of the right-of-way. A minimum fifteen (15) foot sidewalk is required on the south or east side of the right-of-way. See Figures 19-2 and 19-3 for streetscape concept and cross-section concept.

Figure 19-2 Inset:

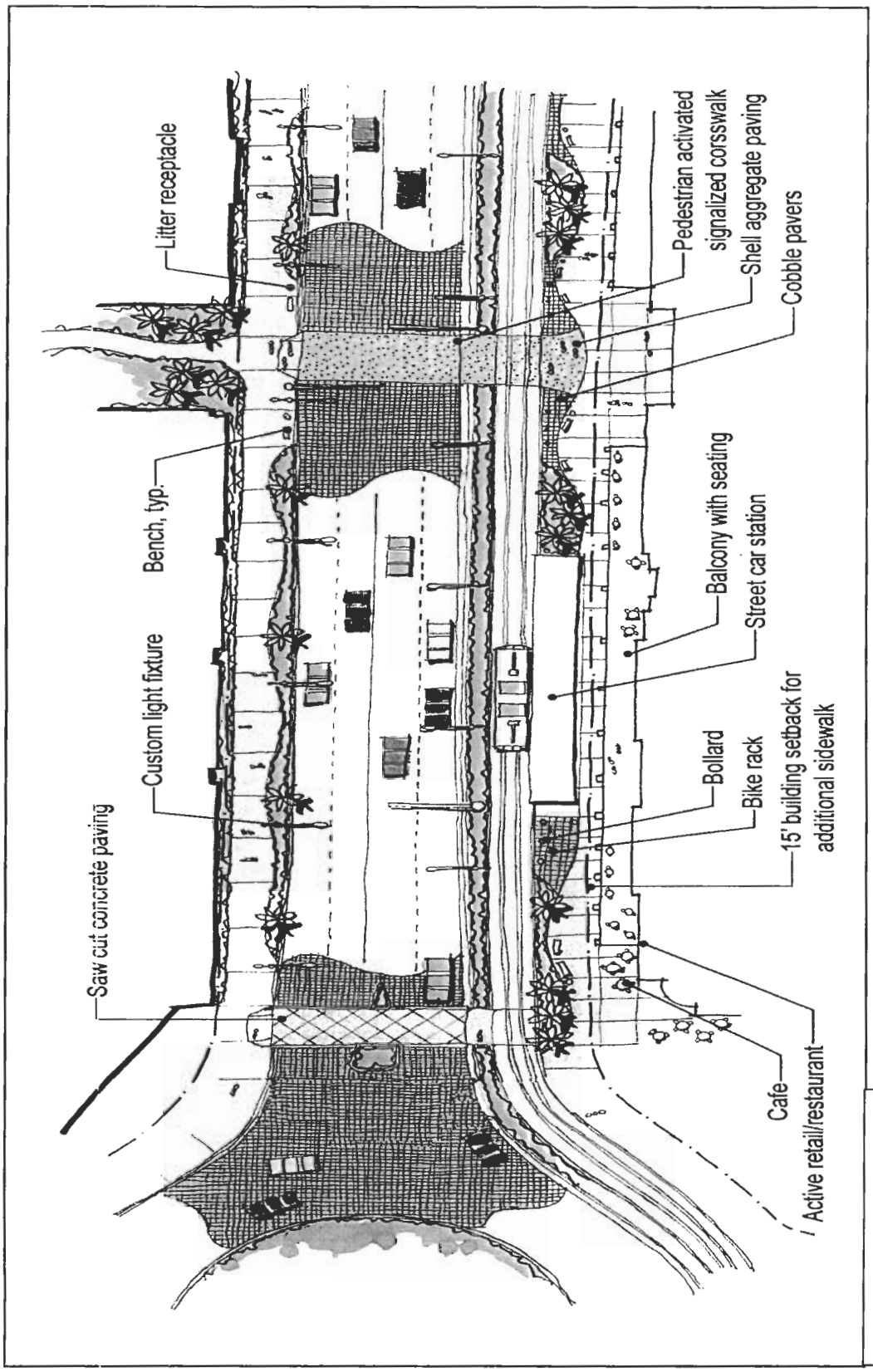

Litter receptacle
Bench, typ.
Custom light fixture
Saw cut concrete paving
Pedestrian activated signalized corsswalk
Shell aggregate paving
Cobble pavers
Balcony with seating
Street car station
Bollard
Bike rack
15' building setback for additional sidewalk
Cafe
Active retail/restaurant

Figure 19-2

Figure 19-3 Inset:

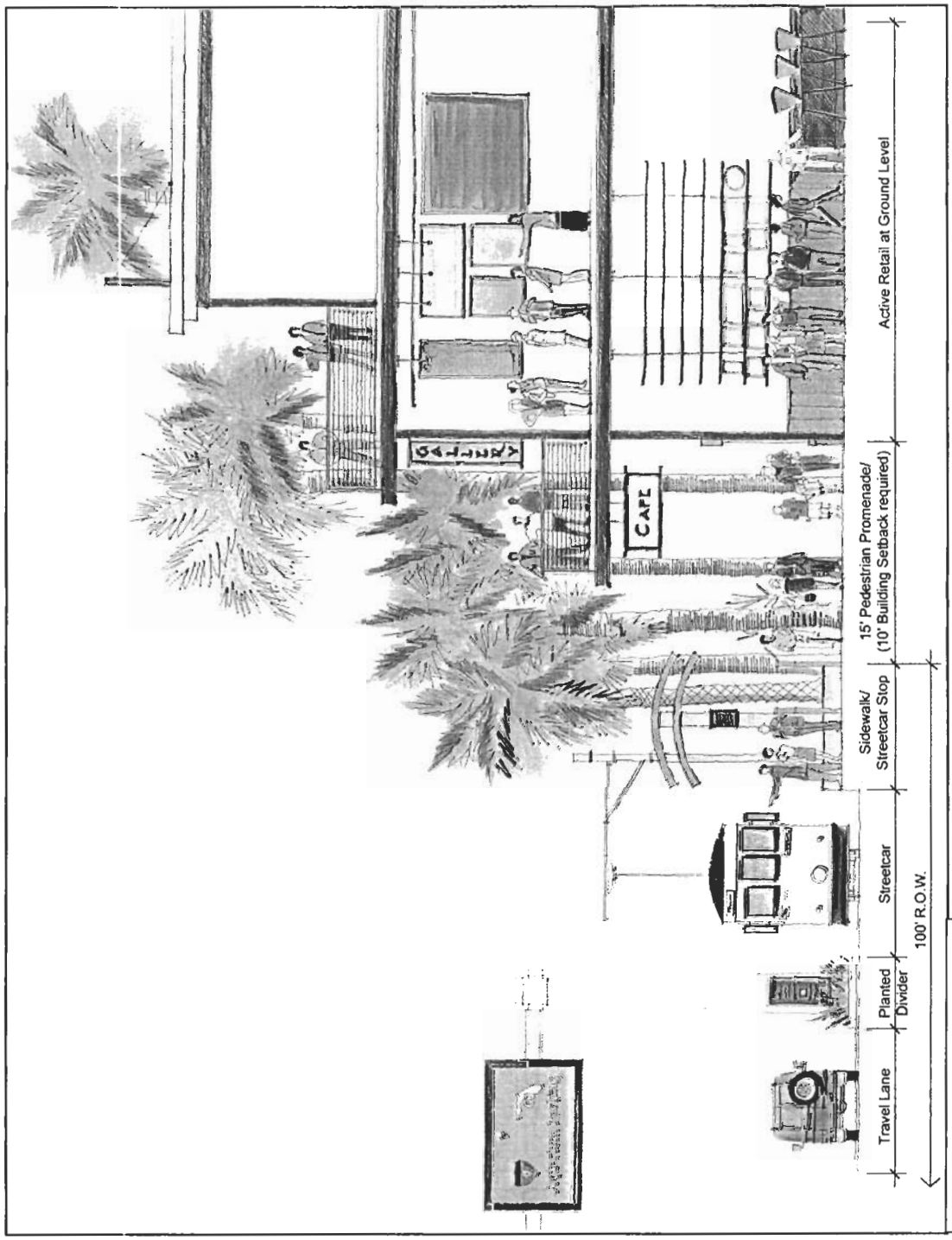


Figure 19-3

(2) *Kennedy Boulevard / SR 60*: This corridor provides direct connection between the Central Business District and Ybor City. It is depicted as an urban 5-lane road. As a state regulated facility, placement and maintenance of design enhancements must comply with FDOT design standards. Safe pedestrian crossings are required to ensure that the corridor does not create physical barriers for pedestrians within the District. A minimum four (4) foot buffer zone along the curb including a combination of cobblestone pavers and landscape area shall be provided on both sides of the right-of-way. See Figures 19-4 and 19-5 for streetscape concept and cross-section concept.

Figure 19-4 Inset:

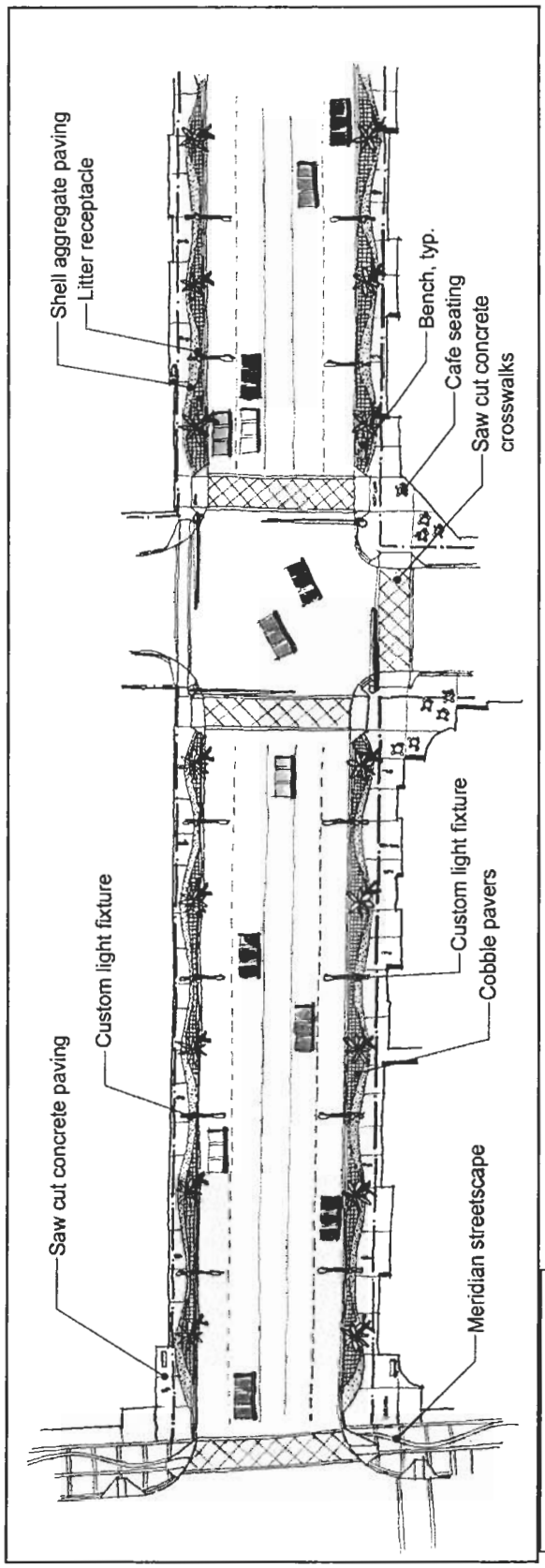

Shell aggregate paving
Litter receptacle
Bench, typ.
Cafe seating
Saw cut concrete crosswalks
Custom light fixture
Cobble pavers
Saw cut concrete paving
Custom light fixture
Meridian streetscape

Figure 19-4

Figure 19-5 Inset:

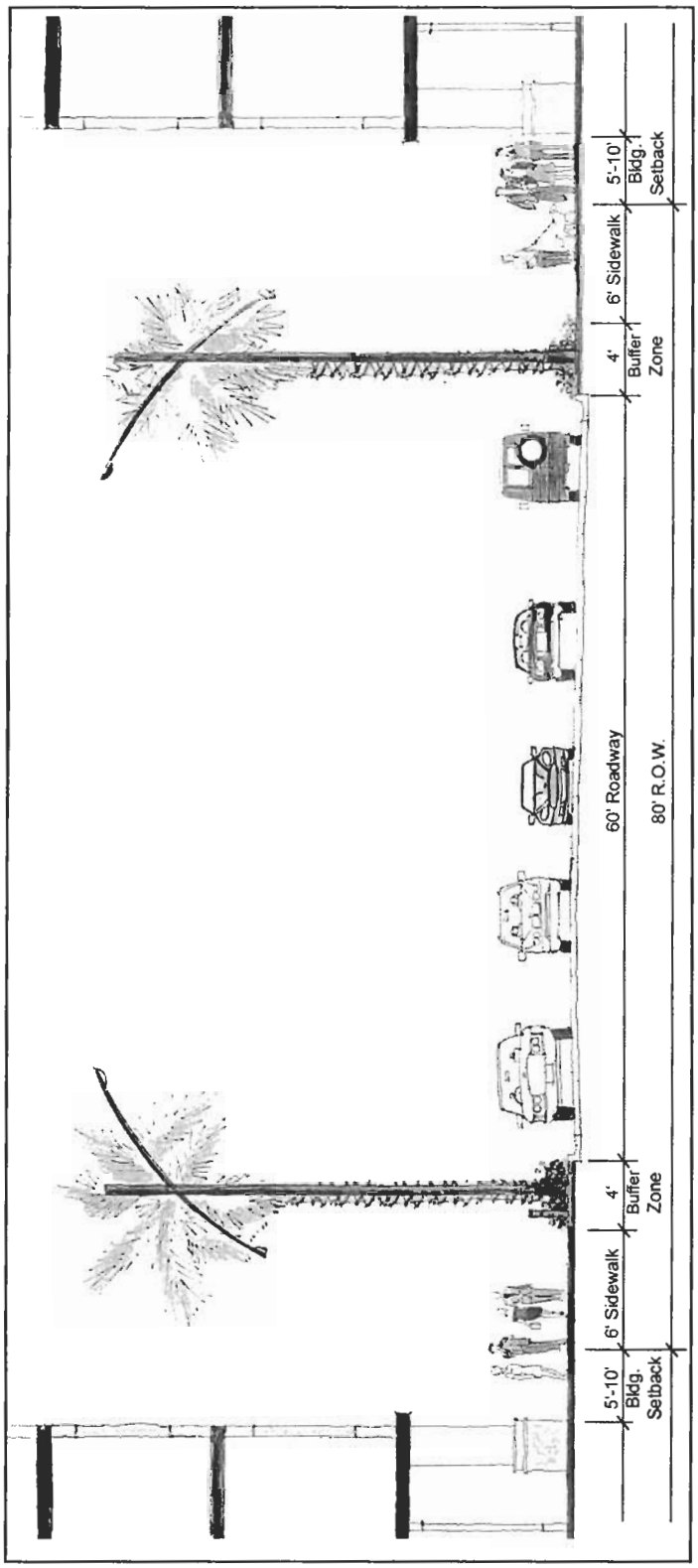


Figure 19-5

(3) *Twiggs Street*: This corridor provides a direct connection between the Central Business District, the Channel District, and Channelside Drive. Additionally, it provides access to the Lee Roy Selmon Crosstown Expressway. Twiggs Street in the District is an urban 4-lane road with 80 feet right-of-way. On-street parking shall be provided on the north side of the right-of-way. A ten (10) foot wide City urban trail shall be provided on the south side of the right-of-way. A minimum four (4) foot buffer zone along the curb including a combination of cobblestone pavers and landscape area shall be provided on both sides of the right-of-way. See Figures 19-6 and 19-7 for streetscape concept and cross-section concept.

Figure 19-6 Inset:

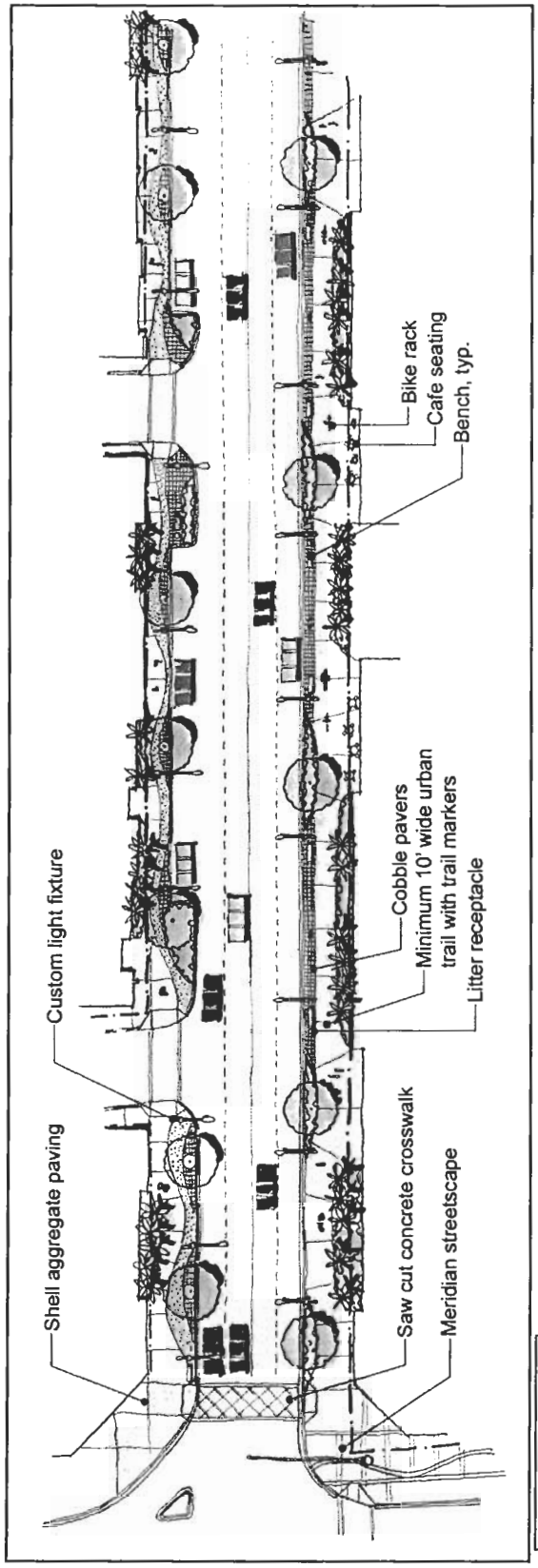

Shell aggregate paving
Custom light fixture
Saw cut concrete crosswalk
Meridian streetscape
Cobble pavers
Minimum 10' wide urban trail with trail markers
Litter receptacle
Bike rack
Cafe seating
Bench, typ.

Figure 19-6

Figure 19-7 Inset:

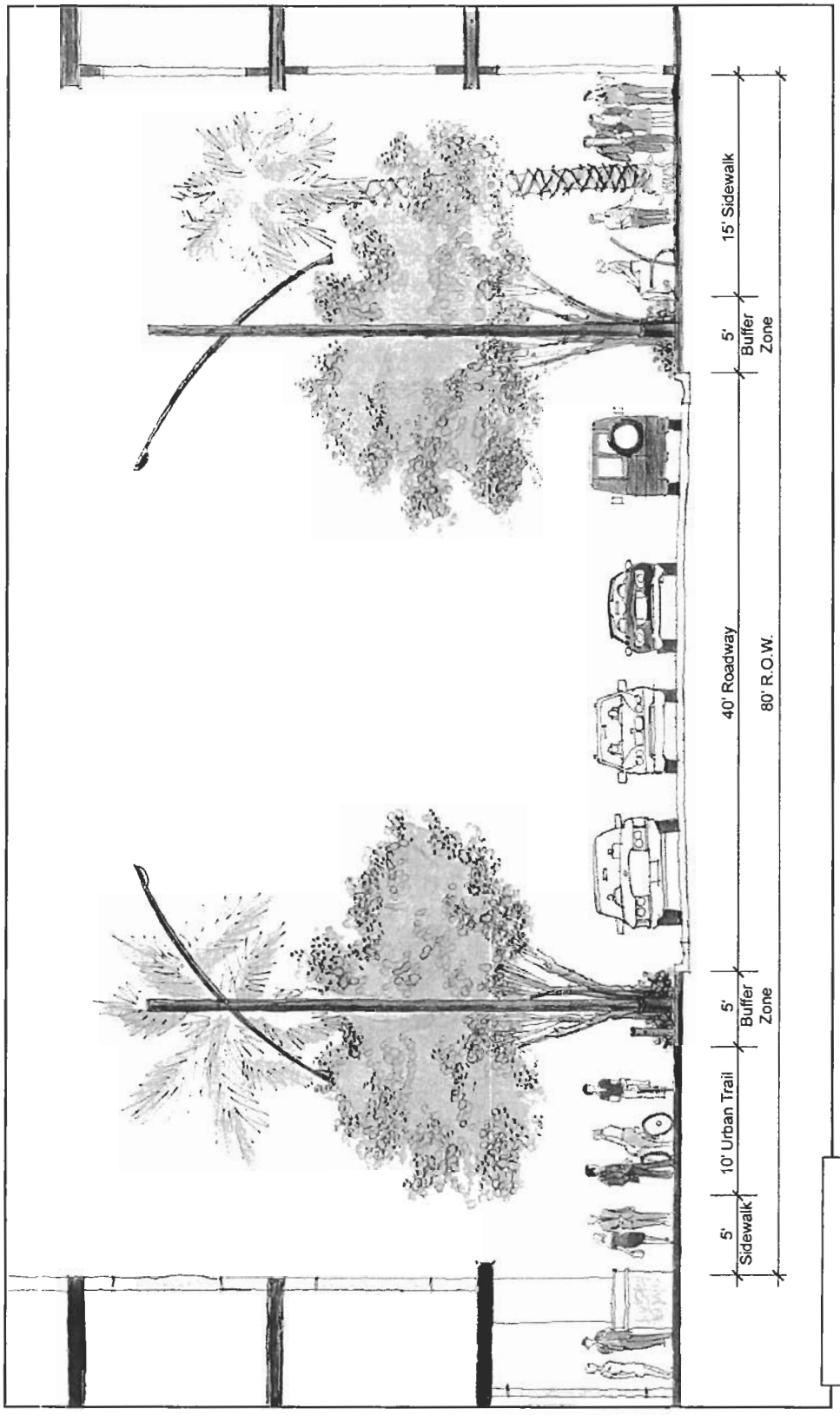


Figure 19-7

(4) *Interior Streets*: The remaining interior street corridors provide interconnections throughout the District. North-south streets are depicted as a typical 2-lane urban cross section, with on-street parking on both sides of the right-of-way. East-west streets are 2-lane urban cross-section with a continuous left turn lane and on-street parking on one side of the street. Pedestrian crosswalks and mid-block crossings are proposed to provide safe and convenient pedestrian movements. See Figures 19-8 and 19-9 for streetscape concept and cross-section concept.

Figure 19-8 Inset:

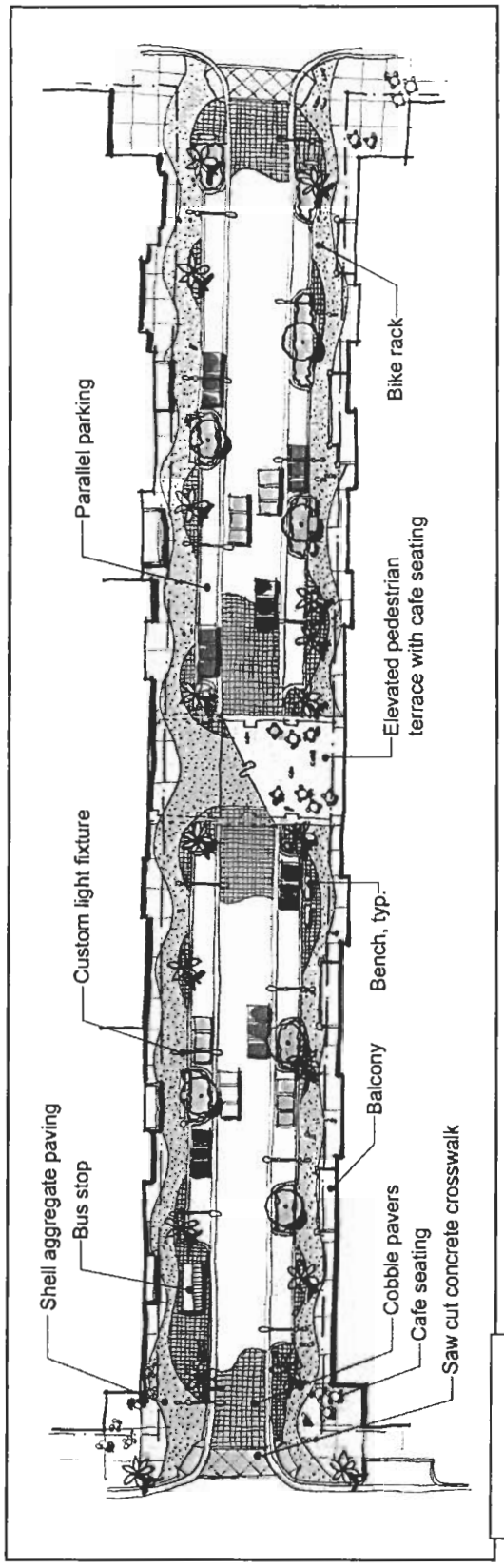

Bike rack
Parallel parking
Elevated pedestrian terrace with cafe seating
Custom light fixture
Bench, typ.
Balcony
Shell aggregate paving
Bus stop
Cobble pavers
Cafe seating
Saw cut concrete crosswalk

Figure 19-8

Figure 19-9 Inset:"

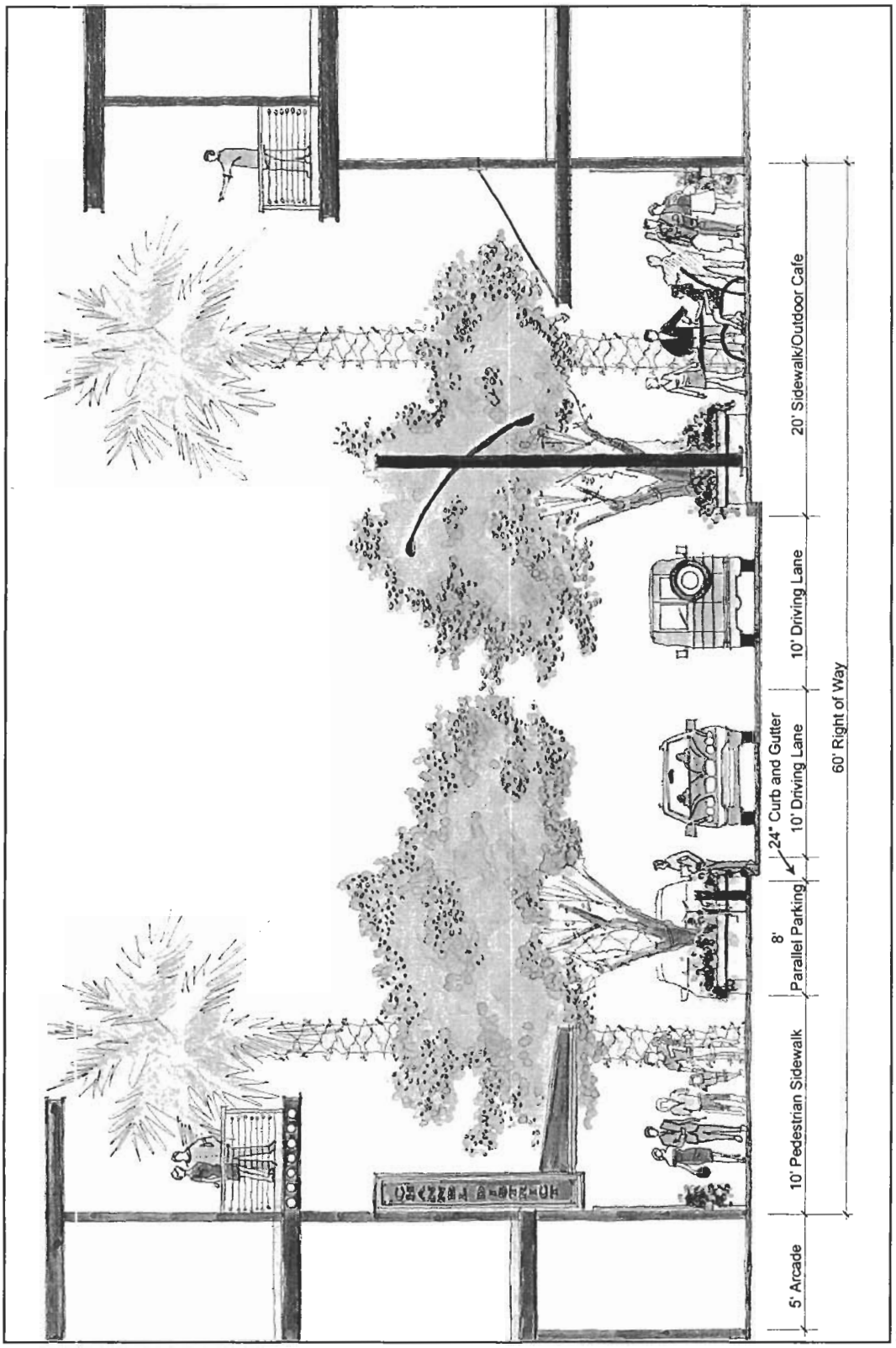


Figure 19-9

Section 10. That **"Sec. 27-457. Development site and building design standards."** is created as follows:

"Sec. 27-457. Development site and building design standards.

(a) Compliance. Compliance with the standards included herein shall be required in order to obtain design approval.

(b) General site and building design standards.

(1) When providing for neighborhood serving commercial uses, including general retail, restaurant, and/or personal services, said uses shall be located on the ground floor and may extend to the 2nd and 3rd floor for a specific user. Furthermore, the location of said uses within the ground floor assists in the creation of pedestrian interaction and connectivity to the public right-of-way.

(2) Developments shall provide shade and weather protection for pedestrians along public rights-of-way. This may be accomplished through the use and incorporation of awnings, canopies, arcades, etc. The intent of this standard is to provide weather protection for pedestrian traversing the sidewalk adjacent to the structure. In the rare instance that a surface parking lot is placed at grade and adjacent to a public sidewalk, the proposed streetscape trees shall be increased in caliper and canopy spread, so as to fully shade said public sidewalk.

(3) Developments shall provide outdoor building light fixtures, which complement the architecture, at all points of ingress/egress from the structure. The light level shall be a minimum of one (1) foot candle.

(5) Telephones, vending machines, or any facility dispensing merchandise shall be confined to a space built into the building or buildings, or designed as a separate structure compatible with the main building or the theme of development.

(6) Parking shall be located on the street (if approved by department of public works), or on the side or rear of the buildings. However, in regard to the property between 13th Street and the Ybor Channel, for water transport and other water dependent uses, parking also may be located in the front of buildings.

(7) Vehicle access and circulation for new development shall not impede pedestrian circulation. This may be accomplished by limiting the frequency and placement of curb cuts, by allowing adjacent property

owners to share the same entrance and exit driveway to parking, and/or by utilizing a variation on materials to delineate pedestrian areas.

(8) Utilities shall be placed underground.

(9) The design of new buildings or structures and major renovations, specifically the design of building facades, shall demonstrate due respect and consideration for their context within the District; however, developments are not mandated to resemble one another or to utilize the same architectural style as that of an adjacent structure, in order to be compatible. Compatibility can be achieved through the proper consideration of scale, proportion, site planning, landscaping, materials, etc.

(10) Building surfaces, walls, and roofs shall, however, consider complimenting each other in regard to materials, texture, color, etc. In most cases, mixing facade materials is acceptable but there may be extreme situations where mixing materials such as brick and stone are uncomplimentary and therefore not recommended.

(c) General on site landscaping standards.

(1) Provide landscaping with color where a new building or structure or major renovation encompasses the entire site, by introducing color and plantings with flowers (window boxes or flowering vines).

(2) Landscape designs shall be integrated into the overall design concept. Landscaping schemes shall consider the design of the structure, adjacent structures, the surrounding areas and the streets.

(3) A variation in color shall be reflected in the landscape design by use of flowers, flowering plants, or different types of landscaping which result in colorful and complementary schemes.

(4) Landscaping shall be used to screen objectionable areas located on ground level such as trash and garbage service areas, and outside mechanical equipment (i.e., air conditioning condensers), unless screened through an alternative architectural/structural design.

(d) General sign standards. The following sign standards shall apply to new buildings or structures and major renovations in the CD and shall be in addition to the sign regulations set forth in Chapter 20.5; where inconsistent, the more restrictive shall apply.

(1) No signs are to abut at the corner of a building. A minimum clearance of ten (10) feet shall be required between such signs. A minimum clearance of four (4) feet shall be maintained between signs on the same facade.

(2) All signage shall be placed on or attached to the building façade, canopy, awning, or marquee. Exceptions to this would include small directional, entrance or exit signs where warranted.

(3) Awning signs may be located at a tenants main entry under an awning and is intended for pedestrian communication. The sign must be at a right angle (perpendicular) to the exterior wall. Each tenant is allowed one non-illuminated sign only. The tenant name may be placed on the both faces of the sign. The maximum dimensions for the sign are as follows: four (4) feet long, one (1) foot high and six (6) inches thick. The maximum height for the lettering shall be six (6) inches. The bottom of the sign must be a minimum of seven (7) feet above the sidewalk.

(e) Waterfront access.

(1) All new buildings or structures and major renovations located in an area bounded by the Crosstown Expressway, 13th/Platt Streets (Channelside Drive), Beneficial Boulevard, and the Ybor/Garrison Channels shall provide public access points to, and along, the water's edge. Where feasible, independent waterfront overlook areas for pedestrians may be developed at dead-ends of existing rights-of-way at the water's edge, or along dock areas which may have intermittent use and allow public access when the property owner's scheduling permits.

(2) Where feasible, public access along the water's edge shall be incorporated into the designs of all new buildings or structures and major renovations located adjacent to the Channel District waterfront.

(f) Encroachments. Encroachments into the public right-of-way for awnings, awning signs or architectural features may be authorized administratively through the commercial site plan review process.

A separate encroachment application for awnings or architectural features will not be required provided the projections comply with the following criteria:

(1) Such features shall be at least eight (8) feet above grade and have a maximum projection into the right-of-way of six (6) feet.
(2) Building columns are prohibited from projecting into the right-of-way.
(3) Encroachments shall leave street corners free of obstruction to allow for safe traffic movement and proper placement of utilities.
(4) Proper lighting underneath overhangs shall be provided and maintained by the property owner.

(5) A hold harmless agreement must be signed by the owner and submitted to, and approved by, the city attorney's office prior to issuance of building permits.

A separate encroachment application for awning signs will not be required provided the projections comply with section 27-455(f)(3) and a hold harmless agreement is provided.

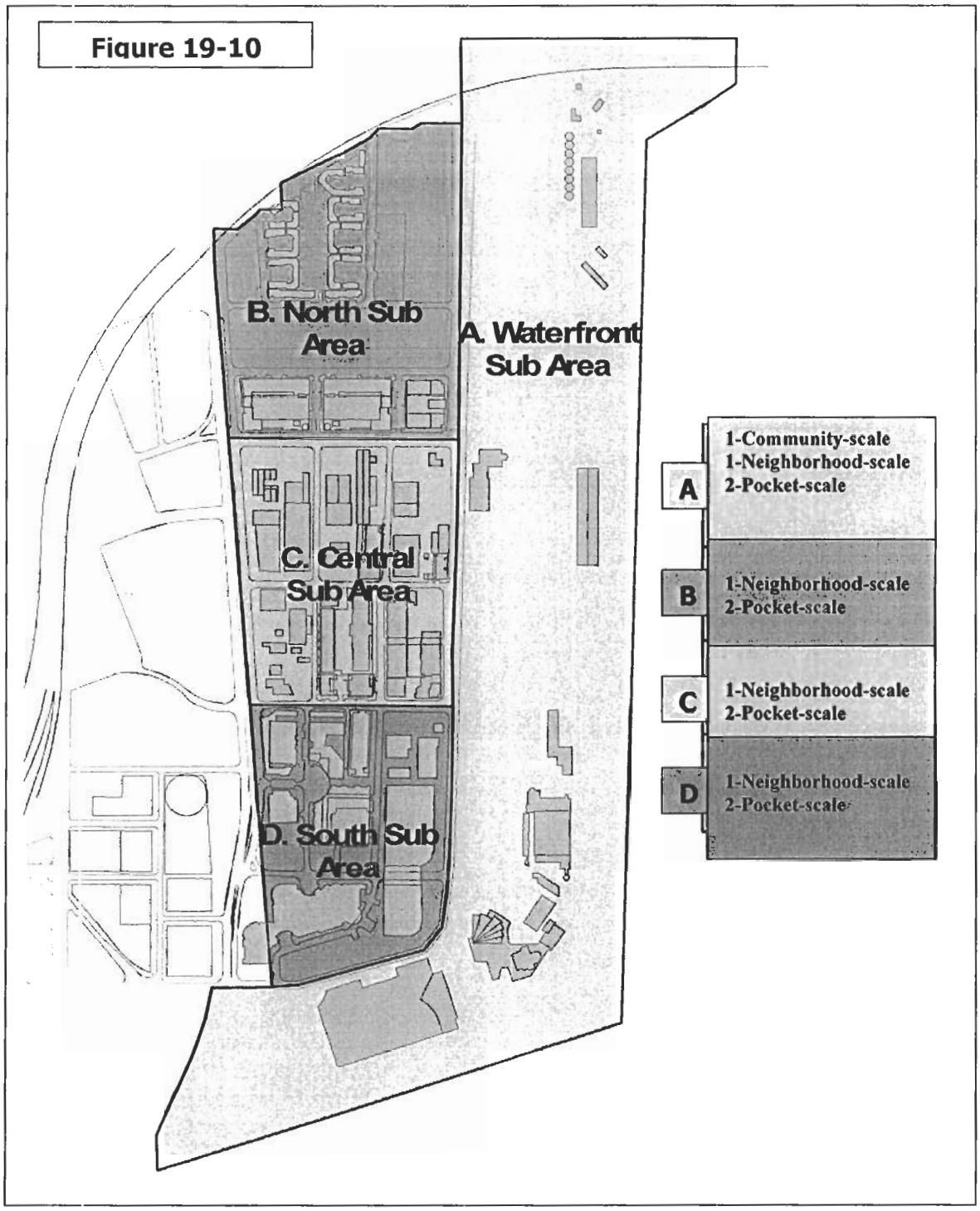
Section 11. That "**Sec. 27-458. Public open space design concepts; community-scale, neighborhood-scale, pocket-scale.**" is created as follows:

Sec. 27-458. Public open space design concepts; community-scale, neighborhood-scale, pocket-scale.

(a) Per the "Channel District Community Redevelopment Area Strategic Action Plan," it was determined that the district was in need of a minimum of one (1) community-scale space (2 acre minimum), four (4) neighborhood-scale spaces (0.5 acre minimum), and eight (8) pocket-scale spaces (0.10 acre minimum), see Figures 19-11 through 19-14.

Figure 19-10 Inset:

Figure 19-10


B. North Sub Area
A. Waterfront Sub Area
C. Central Sub Area
D. South Sub Area
A
1-Community-scale
1-Neighborhood-scale
2-Pocket-scale
B
1-Neighborhood-scale
2-Pocket-scale
C
1-Neighborhood-scale
2-Pocket-scale
D
1-Neighborhood-scale
2-Pocket-scale

(b) For those developments that propose public open space amenities to obtain bonus FAR, in accordance to this section, the minimum standards and design concepts shall apply:

(1) Community-scale space shall be a minimum of 2 acres and shall follow the general design concept of Figure 19-12:

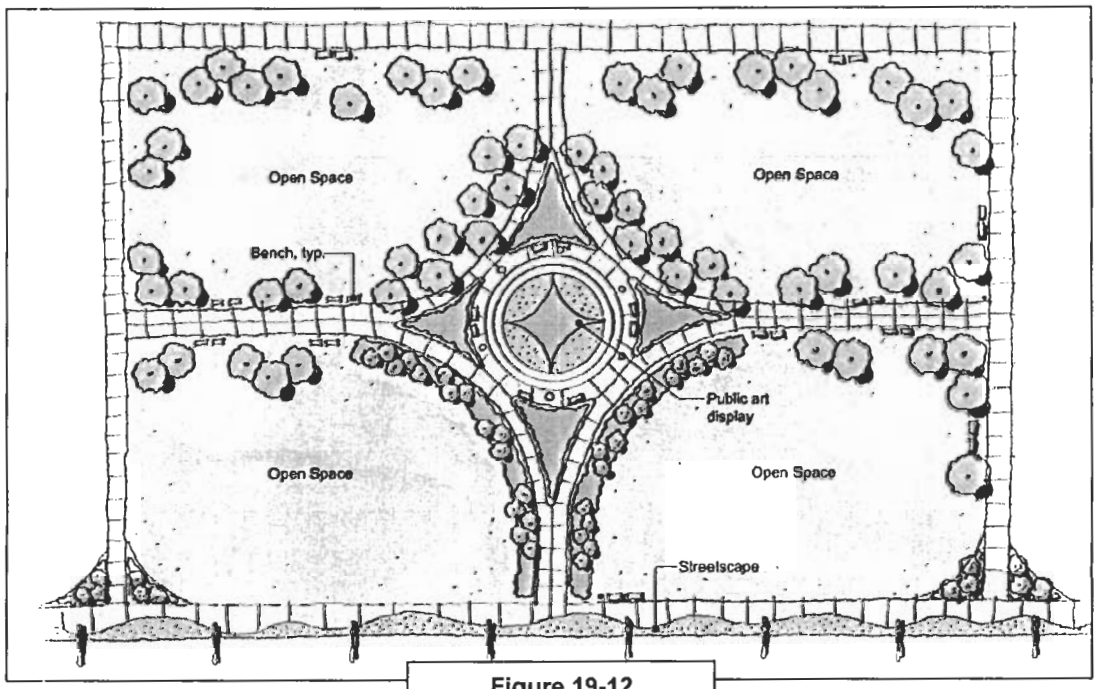


Figure 19-12

(2) Neighborhood-scale space shall be a minimum of 0.5 acres and shall follow the general design concept of Figure 19-13:

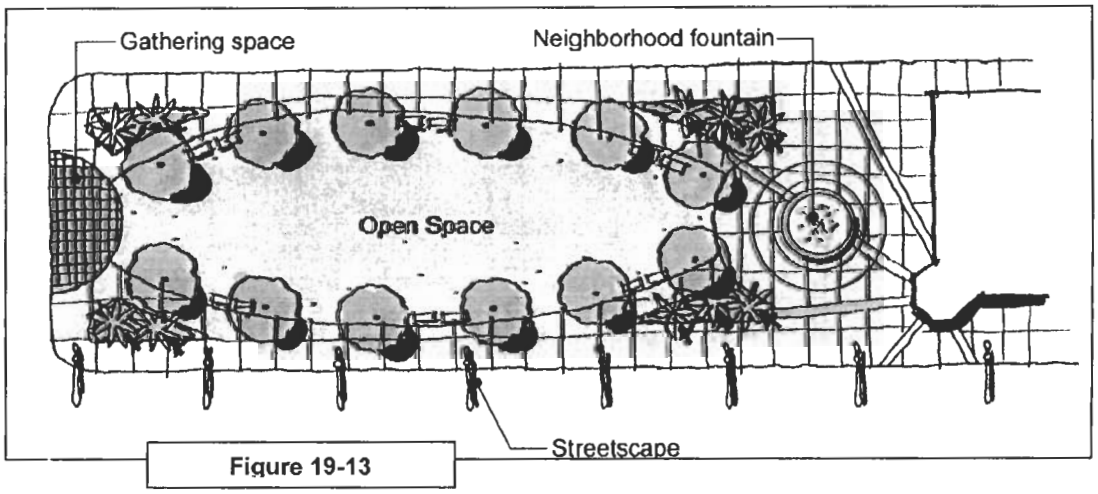


Figure 19-13

(3) Pocket-scale space shall be a minimum of 0.10 acres and shall follow the general design concept of Figure 19-14:

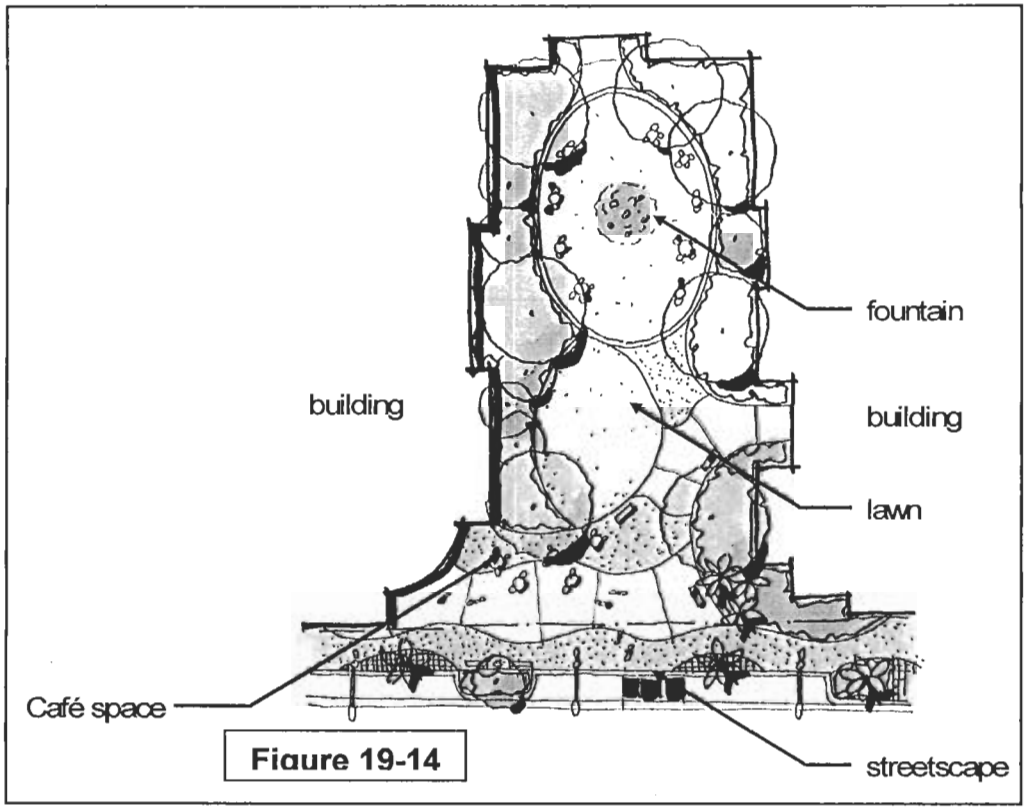


Figure 19-14

Section 12. That "**Sec. 27-459. Channel District Bonus Amenities.**" is created as follows:

Sec. 27-459. Channel District Bonus Amenities.

(a) The purpose and intent of this section is to establish a list of amenities to quantify bonus amenities for development within the Channel District. This section, however, does not mandate the award of the bonus to the applicant. The method and calculation will ensure that new development in the defined Channel District will be accompanied by those amenities that enhance the urban quality of life and that balance or compensate in the form of bonus floor area (FAR) to achieve the desired density/intensity in this area. In order to receive consideration for granting of any bonus in FAR, a property owner and/or developer must adhere to the "CBD Periphery Bonus Methodology," including the process and procedures included therein, as set forth in section 27-329. The property owner and/or developer shall select items from the "Channel District Bonus Amenities" list, as set forth herein, for consideration of bonus floor area ratio. Any proposed FAR

bonus shall provide a sufficient reward so that developers are naturally inclined to include those amenities within their respective project(s).

(b) Channel District Bonus Amenities

The following list represents those bonus Amenities identified as applicable to the City of Tampa CBD Periphery, per the Future Land Use Element of the Tampa Comprehensive Plan and identified in the "Channel District Community Redevelopment Area Strategic Action Plan":

(1) Affordable and/or Attainable Housing
(2) Public Open Space (scaled appropriately for each subdistrict)[1]
(3) Channelside Drive Promenade (minimum length to meet width of project along Channelside Drive)[1]
(4) Riverwalk Improvements
(5) Mid-block Pedestrian Connectors (through-building)
(6) Bicycle Accommodation (on road bicycle lanes, bicycle lockers)
(7) Artist Studio, Display, Indoor/Outdoor Performance Space
(8) Transit Support[1]
(9) Public Parking (open to the general public for daily use; minimum 0.25 space/space provided)[1]
(10) Fire/Rescue Site[1]
(11) Child Care Center Space
(12) Leadership in Energy and Environmental Design (LEED) Certified Construction (higher level certification may result in additional bonus FAR being granted)
(13) Enhanced Landscaping
(14) Enhanced Public Access to Waterfront
(15) Enhanced Street Design[1]
(16) Increased Sidewalk Area[1]
(17) Public Art (beyond the minimum requirement)
(18) Public Water Features (large fountains, waterfalls, wall mounted water elements)

[1]For those developments that propose to incorporate the following amenities, the development may receive an additional 0.10 in floor area ratio (FAR) per amenity, above bonus achieved through calculation described herein. These added bonuses signify the city's current priorities related to the provision and creation of amenities within the public realm. Total bonus shall not exceed that threshold set forth in the Tampa Comprehensive Plan.

(c) The zoning administrator is charged with reviewing the "Channel District Bonus Amenities" list and related requirements, on a semi-annual basis, to determine any change in community needs/desires and general relevance to current market conditions. The zoning administrator shall seek consult from stakeholders,

including both public and private entities, to determine any needed text amendments to the regulations set forth in this article. All proposed text amendments shall follow the process as defined in Section 27-394. Said review may include amenity and bonus cost/benefit analyses that consider the following factors:

(1) Any changes needed in the bonus cost ratio (multiplier)

(2) Current construction costs for bonus amenities

(3) Public benefit derived from bonus amenities

(4) Developer benefits derived from bonus amenities vs. bonuses received

(5) Negative impacts that result from bonus gain(s) (congestion, air quality, visual impacts, etc.)

Section 13. That "**Sec. 27-460. Specific definitions.**" is created as follows:

Sec. 27-460. Specific definitions.

For purposes of this Article XIX, The Channel District, the term "water transport" shall have the following definition:

Water transport: An area of land or water which is used for activities related to freight and passenger transportation on the open seas, inland waters or waterways; marine cargo handling operations; cargo loading and unloading; ship docking; the use, operation and maintenance of piers, channels, anchorage areas, jettys, breakwaters, harbors, canals, locks, waterways, tidal and turning basins; wharves, berths, docks, piers, quays, slips, bulkheads, public landings, terminal storage and shedding facilities; warehouses, storage, refrigeration, cold storage and quick freezing plants; stockyards; elevators; shipyards; marine railways; dry docks; marine service, maintenance, and repair facilities; laying up of ships, including refueling; ship repair, including dry dock facilities; fuel storage and transmission facilities; pipelines; terminal railway facilities, including rolling stock, belt-line railroad ferries and car ferries; police boats; bridges; causeways; terminals; cruise ship facilities; facilities for the loading and handling of passengers, mail, express freight and other cargo; administrative offices; and other uses compatible with water transportation.

Section 14. That should a court of competent jurisdiction declare any part of this Ordinance invalid the remaining parts hereof shall not, in any way, be affected by such determination as to the invalid part.

Section 15. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any conflict.

Section 16. That this ordinance shall take effect immediately upon becoming a law.

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

ATTEST:

_____
CHAIRMAN/CHAIRMAN PRO-TEM
CITY COUNCIL

_____
CITY CLERK/DEPUTY CITY CLERK

APPROVED BY ME ON_____

_____
PAM IORIO, MAYOR

APPROVED AS TO LEGAL
SUFFICIENCY BY:

_____E/S_____
JULIA COLE
ASSISTANT CITY ATTORNEY

K:/Debbie/Chapter27 – Art XIX Channel Dist 2-5-07 v3

P.H.

File E2006-8 CH 27
4-26-07 @ 5:01 PM

RESOLUTION NO. 2007-288

A RESOLUTION SETTING PUBLIC HEARINGS ON AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, MAKING REVISIONS TO CHAPTER 27, (ZONING), CITY OF TAMPA CODE OF ORDINANCES; PROVIDING FOR NOTICE; 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,

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

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF TAMPA, FLORIDA:

Section 1. That public hearings shall be held by the City Council of the City of Tampa, Florida, on April 26, 2007, at 5:01 p.m. and May 10, 2007, at 9:30 a.m. 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, MAKING REVISIONS TO CHAPTER 27, ZONING CODE, OF THE CITY OF TAMPA CODE OF ORDINANCES; REPEALING ARTICLE XIX THE CHANNEL DISTRICT IN ITS ENTIRETY; AND, CREATING ARTICLE XIX THE CHANNEL DISTRICT; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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

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

E2006-8 CH27

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON MAR 2 2 2007.

ATTEST:

CITY CLERK/~~DEPUTY CITY CLERK~~

CHAIRMAN/CHAIRMAN PRO-TEM CITY COUNCIL

PREPARED AND APPROVED AS TO
LEGAL SUFFICIENCY BY:

JULIA MANDELL COLE
SENIOR ASSISTANT CITY ATTORNEY

K:\Debbie\Resolutions\Chapter 27 proposed ordinance\Reso setting PH Article XIX – 3-13-07

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 April 26, 2007, at 5:01 p.m. and May 10, 2007, at 9:30 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, MAKING REVISIONS TO CHAPTER 27, ZONING CODE, OF THE CITY OF TAMPA CODE OF ORDINANCES; REPEALING ARTICLE XIX THE CHANNEL DISTRICT IN ITS ENTIRETY; AND, CREATING ARTICLE XIX THE CHANNEL DISTRICT; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; 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 proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

A copy of the proposed amendment 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.

RESOLUTION NO. 2007-_____

A RESOLUTION SETTING PUBLIC HEARINGS ON AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, MAKING REVISIONS TO CHAPTER 27, (ZONING), CITY OF TAMPA CODE OF ORDINANCES; PROVIDING FOR NOTICE; PROVIDING AN EFFECTIVE DATE.

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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 _____.

ATTEST:

_____
CITY CLERK/DEPUTY CITY CLERK

_____
CHAIRMAN/CHAIRMAN PRO-TEM CITY COUNCIL

PREPARED AND APPROVED AS TO
LEGAL SUFFICIENCY BY:

_____
JULIA MANDELL COLE
SENIOR ASSISTANT CITY ATTORNEY

K:\Debbie\Resolutions\Chapter 27 proposed ordinance\Reso setting PH Article XIX – 3-13-07

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From: Jim Crew
To: Land Development Coordination Motion Group; Legal Motion Group
Date: 12/20/2006 11:32:30 AM
Subject: Council Motions - 12/14/06 at 9:00 a.m. - Channel District Bonus Amenities

Office of the City Clerk
3rd Floor, City Hall
315 E. Kennedy Boulevard
Tampa, Florida 33602
Phone: 813-274-8396
Fax: 813-274-8306

MOTION ACTION REQUEST

COUNCIL SESSION: DECEMBER 14, 2006 AT 9:00 A.M.

PLEASE SUBMIT ALL WRITTEN RESPONSES DIRECTLY TO THE OFFICE OF THE CITY CLERK BY 5:00 P.M. ON THE MONDAY PRIOR TO THE SCHEDULED THURSDAY MEETING - [NOTE: All written responses must include the original and eight (8) copies for distribution by the Office of the City Clerk to Council and to the Council Attorney.]

TO: Legal Motion Group
Land Development Coordination Motion Group

File No. E2006-8 CH 27 - (Zoning Code) - (END OF THE MEETING)
Discussion on the Channel District and CBD Bonus Periphery Criteria Ordinance. - (Original motion initiated by Alvarez-White) - (Continued from November 16, 2006.)
Motion: (Dingfelder-Saul/Sena) That the Legal Department be requested to revise the proposed Section 27-459, Channel District Bonus Amenities, to appropriately establish a method to quantify bonus amenities as stated by City Attorney David Smith; further, that said document be transmitted with the change to the Planning Commission. Motion carried.
Motion: (Saul/Sena-Alvarez) That the handouts regarding the Channel District and the map of Central Business District Periphery submitted by Catherine Coyle, Land Development Coordination, be received and filed. Motion carried.

(13) Handouts - C. Coyle

11/09/06 DRAFT

File E 20068 CHD 7
12-14-06 R+F

ARTICLE XIX. THE CHANNEL DISTRICT

Sec. 27-450. Purpose and intent.

The purpose and intent of the Channel District ("CD" or "District") is to provide for a growing mixed-use area which lies between and complements the Central Business District and the Ybor City Historic District. The CD provides for protection of existing uses and a variety of residential, commercial, and industrial uses consistent with the Tampa Comprehensive Plan. The CD also seeks to guide development design according to the desired palette as identified in the "Channel District Community Redevelopment Area Strategic Action Plan." While these regulations allow for the potential for mixed-use development in the Channel District, it is the intent of this article to provide existing industrial, maritime, and commercial uses (specifically related to Port Authority activities) with the opportunity to continue, expand, prosper, and grow.

Per the Strategic Action Plan, the District is evolving dramatically to also include increased tourism, higher density residential, and more intense mixed-use projects. This constant evolution of uses makes the Channel District a unique redevelopment opportunity in the eastern side of downtown peninsula, given its proximity and geographical connection to the Central Business District. The District is on a direct path to becoming a destination with an urban, mixed-use, transit-related neighborhood reflecting the smart-planning concept of locating residences near job centers. Creation of inviting urban spaces through innovative, superior design will add to the economic and social success of the neighborhood.

Geographic location and the historic dependence upon port related activity have influenced the District's development pattern. Even today the District reflects the diverse activities emerging at the Port and its evolution as a tourist destination. The Channel District is facing dramatic change as its future development pattern emerges at the onset of the 21st Century as part of Tampa's emerging downtown neighborhoods.

Sec. 27-451. District and subdistricts established: procedures for rezoning.

(a) District established; boundaries. The Channel District is hereby established as a separate district with subdistricts therein. The boundaries of the District are as follows:

An area within downtown Tampa which is generally located, North of Garrison Channel, South of Tampa South Crosstown Expressway, East of Meridian Avenue, and West of Ybor Channel, and being more particularly described as follows: An area bounded on the North by the Tampa South Crosstown Expressway; on the North beginning at the Tampa South Crosstown Expressway and extending South along the Centerline of Ybor Channel to a point on a line, said point lying on a line which bears North 43 deg. 31 min. West, bisecting the intersection of the Northwesterly Harbour Line of the Ybor Turning Basin and the Westerly Harbour Line of Ybor Channel; thence North 43 deg. 31 min. West, along said line to 13th Street; thence South and Southwesterly along 13th Street to and along Platt Street, to Meridian Avenue; and bounded on the West by Meridian Avenue to the Tampa South Crosstown Expressway.

Any owner of property immediately abutting the boundaries of the Channel District as herein described, and zoned PD or PD (A) on the date of adoption of this Article XIX, The Channel District, may petition the city to expand the PD or PD (A) into the Channel District boundaries, provided such expansion does not enlarge or intensify the existing development rights under the PD or PD (A) as it existed on the date of adoption of Article XIX. If such petition is approved by the city, the above-referenced boundaries of the Channel District will be modified to exclude the expanded PD or PD (A) property.

(b) Subdistrict established. The following CD zoning subdistricts shall be the only zoning districts permitted within the CD:

(1) CD-1. This zoning subdistrict is appropriate for a variety of residential, commercial, and industrial uses with an urban and pedestrian development pattern.

(2) CD-2. This zoning subdistrict is appropriate for those uses and/or structures exceeding those dimensional and intensity criteria set forth in the CD-1 subdistrict.

(c) Procedures for rezoning to CD subdistricts.

(1) A property owner requesting a rezoning to CD-1 shall be governed by the parcel rezoning procedures set forth in Article XVI of this chapter.

(2) A property owner requesting a rezoning to CD-2 or an amendment to a CD-2 zoned property shall be governed by the parcel rezoning procedures, the site plan controlled rezoning review procedures, and the provisions of this article, all as set forth in this chapter. A property owner requesting a CD-2 rezoning shall be required to submit an application for design approval at the time of submission of the rezoning application, or at the time of submission of a commercial site plan application.

Sec. 27-452. Official schedule of permitted principal, accessory and special uses.

(a) Except as otherwise specifically provided in this chapter, the use of land, water and structures within the CD shall only be permitted in accordance with Table 19-1, Schedule of Permitted Principal, Accessory and Special Uses. All other uses of land, water and structures in the CD which are not expressly listed in Table 19-1 are prohibited uses and shall not be established in the CD.

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

Table 19-1
SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AN SPECIAL USES

LEGEND: X--Permitted principal use S1--Special use, zoning administrator review S2--Special use, city council review A--Permitted accessory use Blank--Prohibited use	CD-1	CD-2
Uses[1, 2]		
Group A		
Bed and breakfast	X	X
Congregate living facility	S1	S1
Dwelling, multiple family	X	X
Dwelling, single family detached[4]	X	X
Dwelling, single family semi-detached[4]	X	X
Dwelling, single family attached[4]	X	X
Dwelling, two-family	X	X
Extended family residence	X	X
Home occupation	X	X
Professional residential facilities:		
Recovery Home A	S2	S2
Recovery Home B	S2	S2
Residential treatment facility	S2	S2
Life care treatment facility	S2	S2
Group B		
Accessory use to a permitted principal or special Group B use	A	A
Place of religious assembly	X	X
Clinic	X	X
Club	X	X
College	X	X
Day care and nursery facility	X	X
Day care and nursery facility (number limited to five (5) children	X	X
Fraternity or sorority	X	X
Funeral parlor	X	X
Hospital and associated uses	X	X
Hotel and motel	X	X
Public cultural facility	X	X
School	X	X
School, vocational	X	X
School, business	X	X
School, trade	X	X
Security guard quarters	A	X
Group C		
Accessory use to a permitted principal or special Group C use	A	A
Bank	X	X

Bar and lounge	X	X
Catering shop	X	X
Cigar factory	X	X
Commercial communication tower	S2	S2
Drycleaning plant, small	X	X
Hazardous materials (port-related activities)	S1	S1
Heliport, helistop	X	X
Interim parking[8]	X	
Kennel (limited to 15 animals)	X	X
Laboratory, dental and mental	X	X
Maintenance or storage facility (port-related activities)	X	X
Manufacturing, heavy (port-related activities)	X	X
Manufacturing, light	X	X
Marina	X	X
Nursing (care facility), convalescent and extended care facility	X	X
Office, business, and professional	X	X
Office, medical	X	X
Parking, off street		
Principal use	X	X
Accessory use[6]	A	A
Commercial use	X	X
Parking, temporary	S1	S1
Personal services	X	X
Pharmacy	X	X
Place of assembly	X	X
Printing, light	X	X
Printing and publishing	X	X
Public service facility	X	X
Public use facility	X	X
Radio/television studio	X	X
Recreation facility, commercial		
Indoor	X	X
Outdoor	X	X
Recreational facility, private	X	X
Research activity	X	X
Restaurant	X	X
Retail sales, convenience goods	X	X
Retail sales, distilled beverages	X	X
Retail sales, gasoline	X	X
Retail sales, lawn and garden shop	X	X
Retail sales, shopper's goods	X	X
Retail sales, specialty goods	X	X
Reupholstery	X	X
Special event parking[7]	X	X

Storage open[6]	A[2]	A[2]
Storefront/residential office	X	X
Storefront/residential commercial	X	X
Temporary Film Production[9]	X	X
Transportation service facility	X	X
Utility transmission site	S2	S2
Vehicle repair, major	X	X
Vehicle repair, minor	X	X
Vehicle sales and leasing	X	X
Vermin control and related services	X	X
Veterinary office	X	X
Warehouse and wholesale trade	X	X
Warehouse, mini	X	X
Water transport	X	X

Notes:
[1]Except as noted in Footnote #6 below, or as may be required in a CD-2 rezoning site plan, uses in the Channel District are exempt from the buffering requirements of section 27-130, with the exception of buffer standards as they apply to solid waste facilities.
[2]The ability to establish a permitted use on a parcel of land is contingent on compliance with all land development regulations, including but not limited to concurrency, drainage, environment regulations, and parking requirements.
[3]Uses in CD-2 shall be consistent with the Tampa Comprehensive Plan.
[4]See section 27-137 for applicable residential design standards.
[5]See section 27-126 for accessory parking requirements.
[6]See section 27-138 for buffering requirements for open storage.
[7]See section 27-246.1(b) for special event parking regulations.
[8]See Section 27-246.1(a) for interim parking requirements.
[9]See Section 27-150 for regulations applicable to Temporary Film Production. Additionally, the Section 27-130 buffer requirements shall not apply to this use.

Sec. 27-453. Official schedule of dimensional regulations.

Except as otherwise specifically provided in this chapter, the minimum lot size and width, minimum required yards, mandatory yards, maximum height, and maximum density and F.A.R. shall be as shown in Table 19-2, Schedule of Dimensional Regulations.

Table 19-2
SCHEDULE OF DIMENSIONAL REGULATIONS

	CD-1	CD-2
Yard Dimensional Ranges:		
Mandatory Front Yard[1,5]		
11th Street:	5 feet	5 feet
12th Street:	5 feet	5 feet
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)	60	175[3]
Maximum F.A.R.	3.5	3.5[4]
Maximum density	Per Comprehensive Plan	Per Comprehensive Plan

Notes:
[1]Front yards set at 0 feet for all other streets.
[2]Corner yards set at 0 feet for all other streets.
[3]Building height may be considered above 175 feet up to the maximum height as prescribed by the HCAA/FAA. For each 10 feet of building height above 60 feet, the required yards shall be increased by 1 foot.
[4]Bonus FAR considered above 3.5, pursuant to requirements of sections 27-329 and 27-459.
[5]Arcades may be set at 0' for any yard adjacent to a public street.

Sec. 27-454. Parking requirements.
The regulations set forth in Article X shall apply in the Channel District except as modified herein.

(a) *Off-street parking requirements.* Any building in the CD that is erected, expanded, increased in floor area or seating capacity, or changes its use, or in which a new use is established, shall meet the applicable parking requirements as set forth in Table 19-3, Table of Required Parking Spaces.

TABLE 19-3

Use	Spaces	Per Unit
Bank	3	1,000 sq. ft. (GFA)
Bar and lounge	0.2 or 28.0	seat 1,000 sq.ft of assembly area
Catering shop	3	1,000 sq. ft. (GFA)

Cigar factory	3	1,000 sq. ft. (GFA)
College	0.5	student
Congregate living facilities:		
Adult family home	1	dwelling unit
Group care facility	1	dwelling unit
Emergency shelter	1	dwelling unit
Emergency shelter home	1	dwelling unit
Foster care home	1	dwelling unit
Day care and nursery facility	0.5 Plus 1	employee vehicle operated by facility
Dwelling, multiple family	1	Bedroom/studio and/or efficiency unit; maximum 2 spaces per unit
Dwelling, single family	1	Bedroom; max 2 spaces per unit
Hospital and associated uses	1	bed
Hotel and motel	1	room
Maintenance or storage facility	.6	employee
Manufacturing	.6	employee
Marina	2.0	Slip or berth
Marina sales and repair	1.0 + 2.0	employee 1,000 sq. ft. (GFA)
Nursing, convalescent and extended care facility	0.3	bed
Office, business and professional	1	1,000 sq. ft. (GFA)
Performing art studio	3.6	1,000 sq. ft. (GFA)
Personal services	5	1,000 sq. ft. (GFA)

Pharmacy	3	1,000 sq. ft. (GFA)
Place of assembly (e.g. theaters)	0.2 or 28.0	seat 1,000 sq. ft of assembly area
Place of Religious Assembly	0.2	seat
Printing, light	1	1,000 sq. ft. (GFA)
Printing, publishing	1	1,000 sq. ft. (GFA)
Public cultural facility	2	1,000 sq. ft. (GFA)
Public service facility	1	employee
Public use facility	2	1,000 sq. ft. (GFA)
Radio and TV studio	1	1,000 sq. ft. (GFA)
Recreational facility, commercial	3	1,000 sq. ft. (GFA)
Recreational facility, private	3	1,000 sq. ft. (GFA)
Research activity	1	1,000 sq. ft. (GFA)
Restaurant	0.3	seat
Retail sales, convenience goods	3	1,000 sq. ft. (GFA)
Retail sales, distilled beverages	3	1,000 sq. ft. (GFA)
Retail sales, shopper's goods	3	1,000 sq. ft. (GFA)
Retail sales, specialty goods	3	1,000 sq. ft. (GFA)
School	1	classroom
School, business	0.5 + 1	student staff member
School, trade	0.5 + 1	student staff member
School, vocational	0.5 + 1	student staff member

Service station	3	1,000 sq. ft. (GFA)
Transportation service facility	3	1,000 sq. ft. (GFA)
Vehicle repair	3	1,000 sq. ft. (GFA)
Veterinary office	2	1,000 sq. ft. (GFA)
Warehouse	.6	employee
Wholesale trade	2	1,000 sq. ft. (GFA)

(b) *Alternative compliance.* Except for single-family detached, semidetached, and two-family dwellings, half of the required number of off-street parking spaces shall be surfaced with asphaltic or portland cement binder pavement or an equivalent improvement so as to provide a durable and dustless surface. In making a determination as to the suitability of an equivalent improvement, the city traffic engineer shall find that such improvement:

(1) Provides a safe and permanent surface, suitable for the quantity and quality of traffic expected to use it; and

(2) Provides a surface that will accept permanent delineation of parking spaces, aisles, accessways and maneuvering areas; and

(3) Provides a surface that will not contribute to erosion or sedimentation, either on-site or off-site; and

(4) Provides a surface that meets the design standards of the department of public works.

The balance of the required parking spaces may be a hard rock surface which must be provided with bumper stops or other department of public works approved methods of delineating parking spaces.

(c) *In-lieu parking payments.* Within the Channel District, development subject to compliance with subsection (a) above shall comply with the off-street parking requirements utilizing one of the following methods:

(1) Making payments which shall be contributed to a parking fund specially set aside to provide parking for the Channel District; or

(2) Providing on-site parking spaces; or

(3) Any combination of items (c)(1) and (c)(2) above which together will meet the requirements of subsection (a).

The amount of the payment shall be established by resolution of the city council; no building permits shall be issued until the complete payment has been received by the city.

(d) *Variance and waiver procedure.* Variances to the number of required parking spaces may be granted by the department of public works pursuant to the standards set forth in section 27-245. City council may vary or waive the number of required parking spaces if a variance or waiver is denied by the department of public works; additionally city council may vary or waive the in-lieu payment. City council hearings to consider variances or waivers of the number of required parking spaces or the in-lieu payment shall be held in accordance with the procedures set forth in section 27-267(b)(2), S-2 Special use permits.

Sec. 27-455. Development design approval and procedures.

(a) Design approval; when required; submission of application.

(1) *Design approval required.* Any property owner or agent thereof proposing to erect a building or structure or conduct major renovations on any building or structure in the Channel District, for which building permit applications are submitted after the effective date of this article shall obtain design approval for said building or structure by complying with the provisions of this section and the Channel District Development Design standards, set forth in section 27-455. Provided, further, any property owner rezoning to CD-2 for any purpose, including non-major renovations, shall obtain design approval by complying with the provisions of this section and the Channel District Development Design Standards set forth in section 27-455.

(2) *Submission of application.* An application for design approval shall be submitted to the urban design manager at the same time as an application for commercial site plan review as required by Chapter 5 of this Code, unless design approval was already obtained at time of a rezoning to CD-2.

(b) Review procedure.

(1) *Pre-application conference.* Any property owner or agent thereof required to obtain design approval shall schedule a pre-application conference with the urban design manager prior to the submission of an application for design approval. For those developments seeking consideration of any bonus criteria through the site plan rezoning process, a pre-application conference shall also be scheduled with the zoning administrator for evaluation of those proposed items. The pre-application meeting will serve as an initial exchange of information in order for the applicant to receive a better understanding of the city's standards and requirements for the Channel District and at the same time, the city obtains information related to the applicants proposed use and location.

(2) *Submission requirements.* All applications for design approval shall contain the following items:

a. Site plan showing all improvements, existing conditions, and dimensions of the site and building as well as adjacent streets.
b. Landscape plan, which may be incorporated into site plan, showing preliminary plant material (existing and proposed) with specific information as to location.
c. Typical floor plan with major use categories as necessary to describe all levels of building.
d. Exterior elevations of all sides with general material designations.
e. Sketches of signs, locations, and their dimensions.
f. General exterior color description, including signs.
g. Exterior perspective character sketch in color at the pedestrian level. This drawing may be a sketch perspective rendered in sufficient detail using any color medium such as markers or colored pencil, etc.

h. Streetscape plan detailing all required public realm features, such as street furnishings, lighting, art, plantings, etc.

(3) *Review. of design approval application.* The urban design manager shall review applications for design approval to ensure the visual and aesthetic intent of this article is met. For those developments seeking consideration of any bonus criteria through the site plan rezoning process, the zoning administrator shall be responsible for evaluation of those proposed items.

(c) Approval, denial and appeals.

(1) *Approval/denial.* When design approval is required for a project, review for design approval shall be conducted concurrent with commercial site plan review required by Chapter 5 of the City of Tampa Code. Approval or denial shall be reported to the applicant in writing. If denied, the reasons for denial shall also be reported to the applicant in writing, including citations to the code sections with which the application is inconsistent. The applicant shall be given a reasonable opportunity to address the reasons or basis for denial and resubmit the application. Approval or denial of such resubmission shall also be provided to the applicant in writing.

(2) *Appeals.* If an application is denied after resubmittal, the applicant may appeal the denial to the City of Tampa City Council, who shall make the final determination as to whether the application complies with the provisions of this article. All appeals to city council shall be filed in accordance with section 27-373.

Sec. 27-456. Designation of Corridors.

(a) *Designation of Gateways.* Iconic elements and public art help to provide neighborhood identity at gateway locations throughout the Channel District. Where appropriate, provide gateway monuments through local artists design competitions. Gateways shall occur in several key locations in the Channel District. See Figures 19-1(a) and (b) for a map of gateway locations.

Major Gateways – significant entries into the District shall contain major identity elements and enhancement.

- Intersection of Twiggs Street and Meridian Avenue
- Intersection of Channelside Drive and Meridian Avenue
- Intersection of Cumberland Street and Channelside Drive
- Any location along Channelside Drive between Twiggs Street and Lee Roy Selmon Crosstown Expressway

Secondary Gateways – areas where smaller pedestrian scale identity elements shall occur.

- Intersection of Kennedy Boulevard and Meridian Avenue
- Intersection of Jackson Street and Meridian Avenue
- Intersection of Whiting Street and Meridian Avenue

Standard streetscape design for the District includes the following basic requirements:

- 10' wide sidewalks
- Street trees (shade variety) at a minimum 30' intervals
- Inclusion of on-street parking (9' x 24' stalls)
- Placement of trash receptacles, benches, transit stops, and decorative street lighting
- For those developments that propose streetscape improvements above the minimum standard to achieve bonus FAR/intensity, the proposed design shall meet adhere to the applicable design palette, as depicted in Figures 19-2 through 19-9.

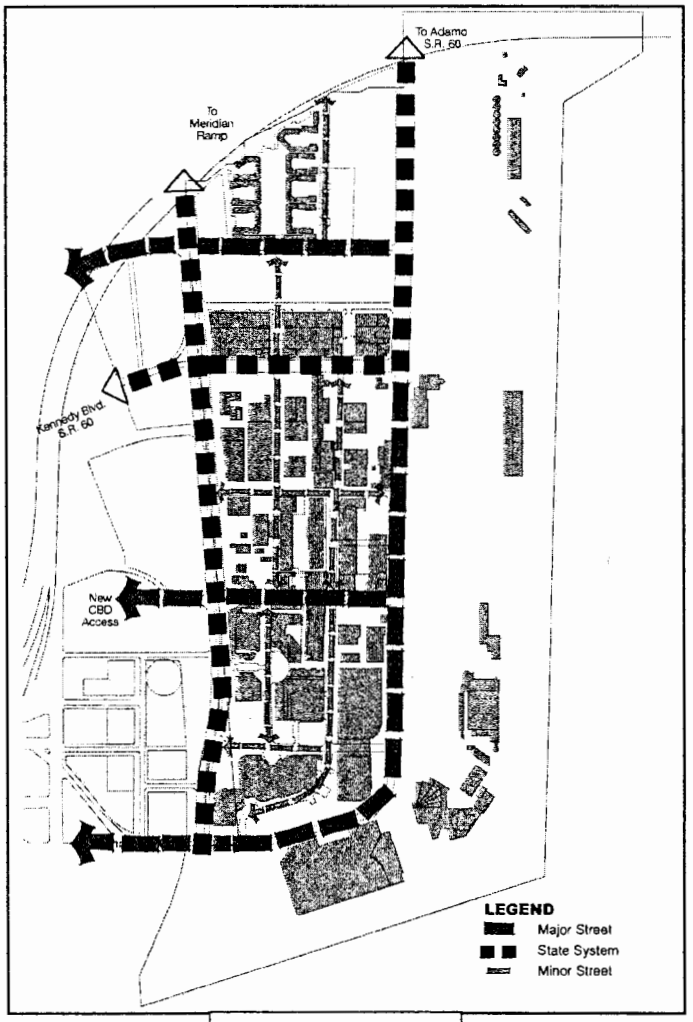


Figure 19-1(a)

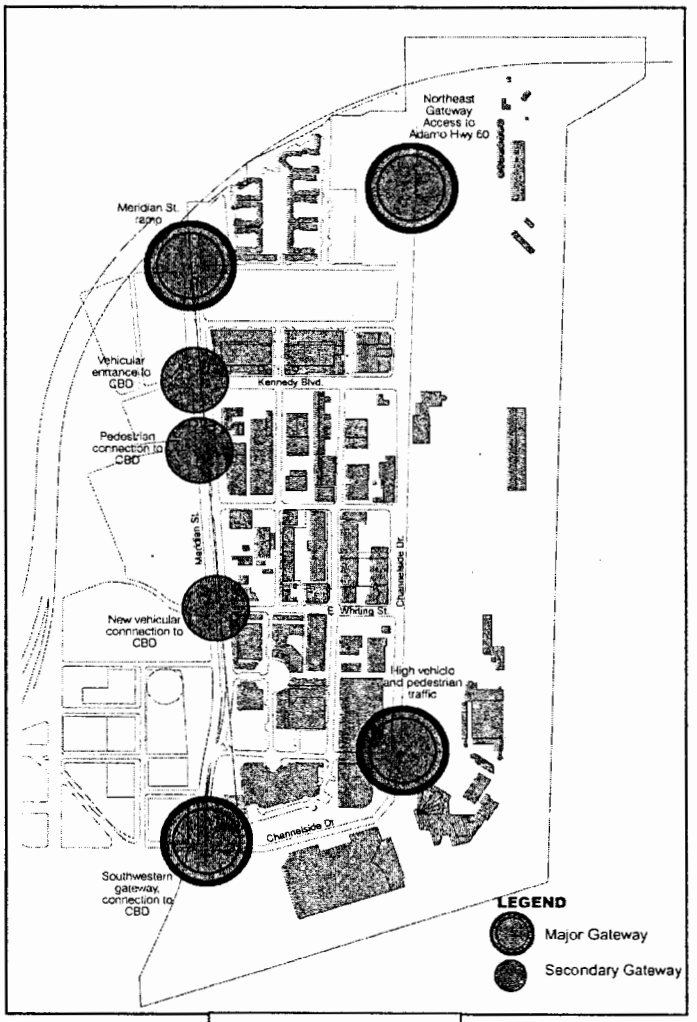


Figure 19-1(b)

(b) Streetscape design and layout.

(1) *Channelside Drive.* This key corridor provides significant community identity and vitality through the adjacent publicly owned facilities and transportation systems. Channelside Drive is an urban 4-lane road with 100 feet right-of-way. North of Kennedy Boulevard, it is a state regulated facility. In that location, placement and maintenance of design enhancements must comply with FDOT design standards.

Improvements to the corridor are needed to increase pedestrian activity, extend active land uses along the east side of the right-of-way, and support increased transit use. Enhanced pedestrian access to Streetcar stations shall be provided. A minimum four (4) foot buffer zone along the curb including a combination of cobblestone pavers and landscape area shall be provided on both sides of the right-of-way. A minimum fifteen (15) foot sidewalk is required on the south or east side of the right-of-way. See Figures 19-2 and 19-3 for streetscape concept and cross-section concept.

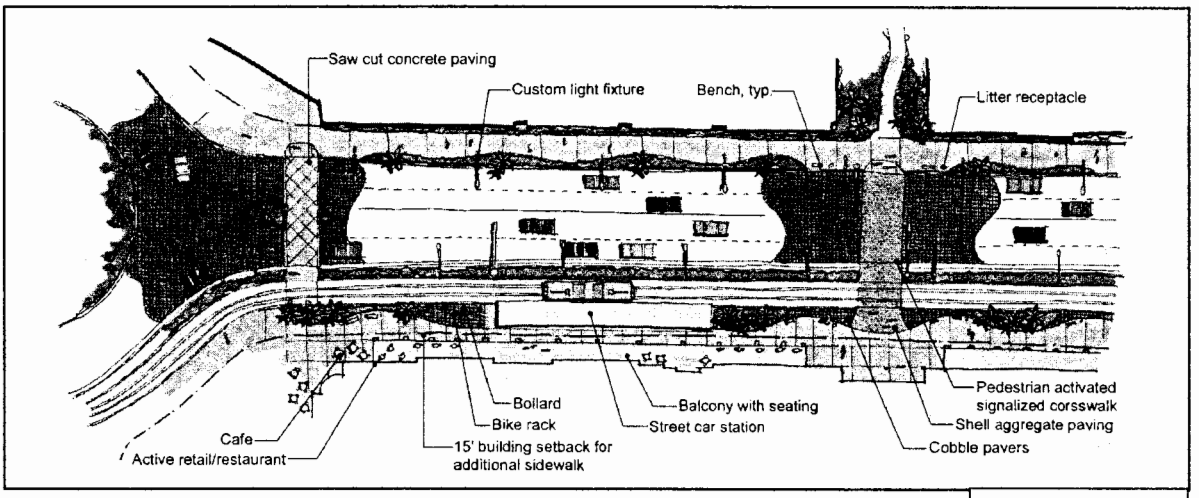
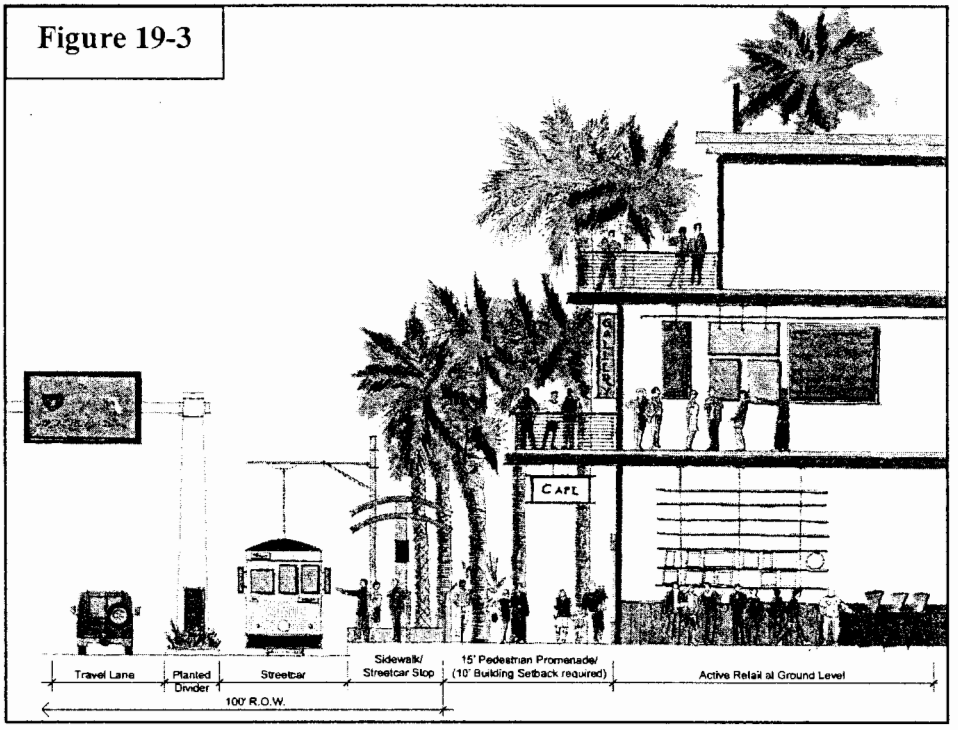


Figure 19-2

Figure 19-3



(2) *Kennedy Boulevard / SR 60*: This corridor provides direct connection between the Central Business District and Ybor City. It is depicted as an urban 5-lane road. As a state regulated facility, placement and maintenance of design enhancements must comply with FDOT design standards. Safe pedestrian crossings are required to ensure

that the corridor does not create physical barriers for pedestrians within the District. A minimum four (4) foot buffer zone along the curb including a combination of cobblestone pavers and landscape area shall be provided on both sides of the right-of-way. See Figures 19-4 and 19-5 for streetscape concept and cross-section concept.

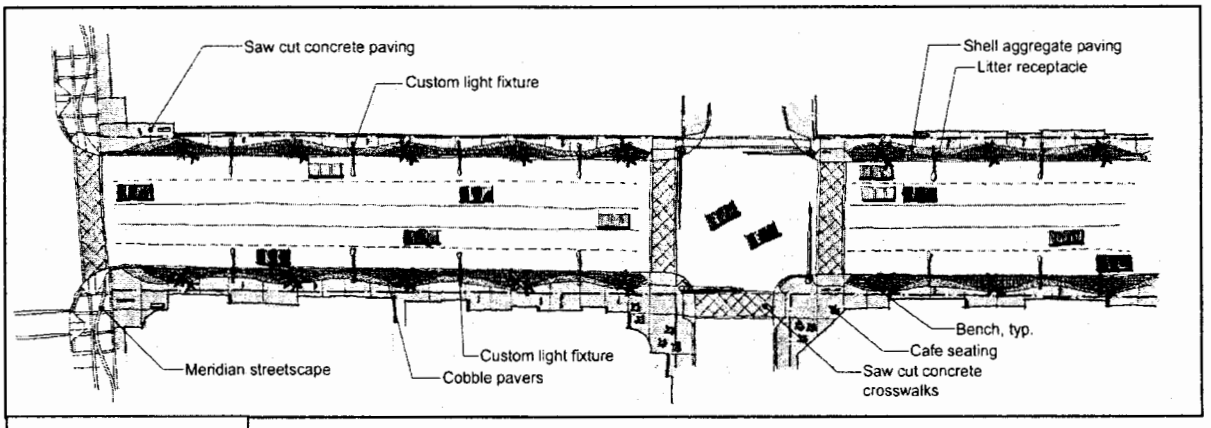


Figure 19-4

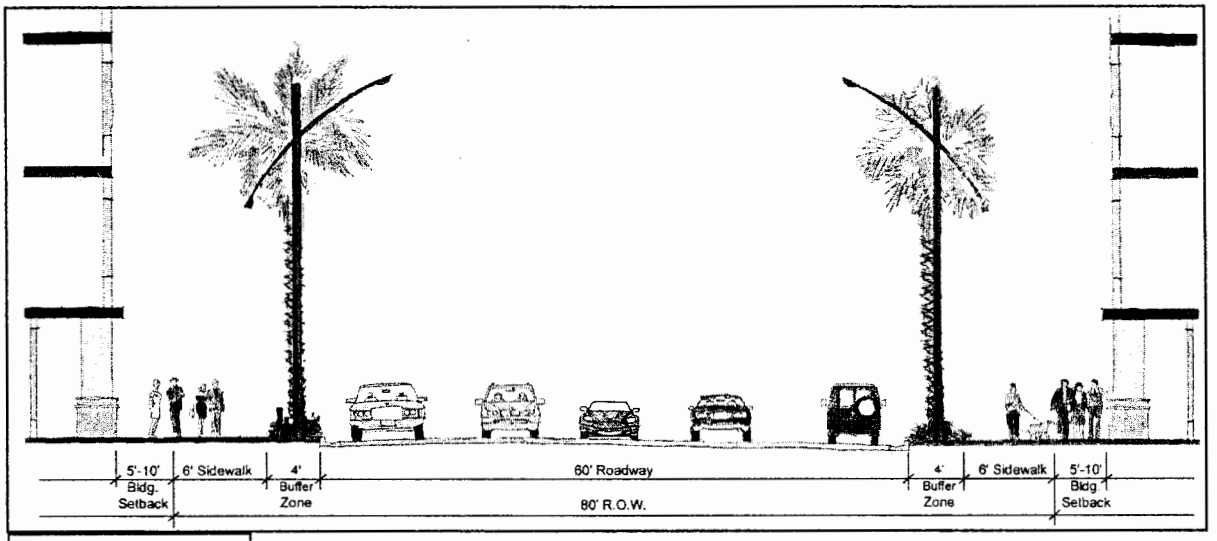


Figure 19-5

(3) *Twiggs Street*: This corridor provides a direct connection between the Central Business District, the Channel District, and Channelside Drive. Additionally, it provides access to the Lee Roy Selmon Crosstown Expressway. Twiggs Street in the District is an urban 4-lane road with 80 feet right-of-way. On-street parking shall be provided on the north side of the right-of-way. A ten (10) foot wide City urban trail shall be provided on the south side of the right-of-way. A minimum four (4) foot buffer zone along the curb including a combination of cobblestone pavers and landscape area shall be provided on both sides of the right-of-way. See Figures 19-6 and 19-7 for streetscape concept and cross-section concept.

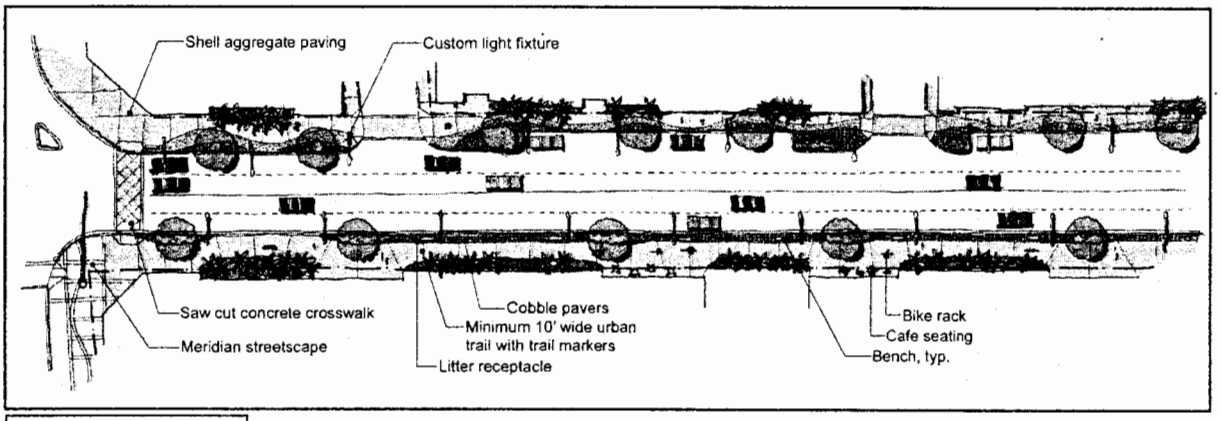


Figure 19-6

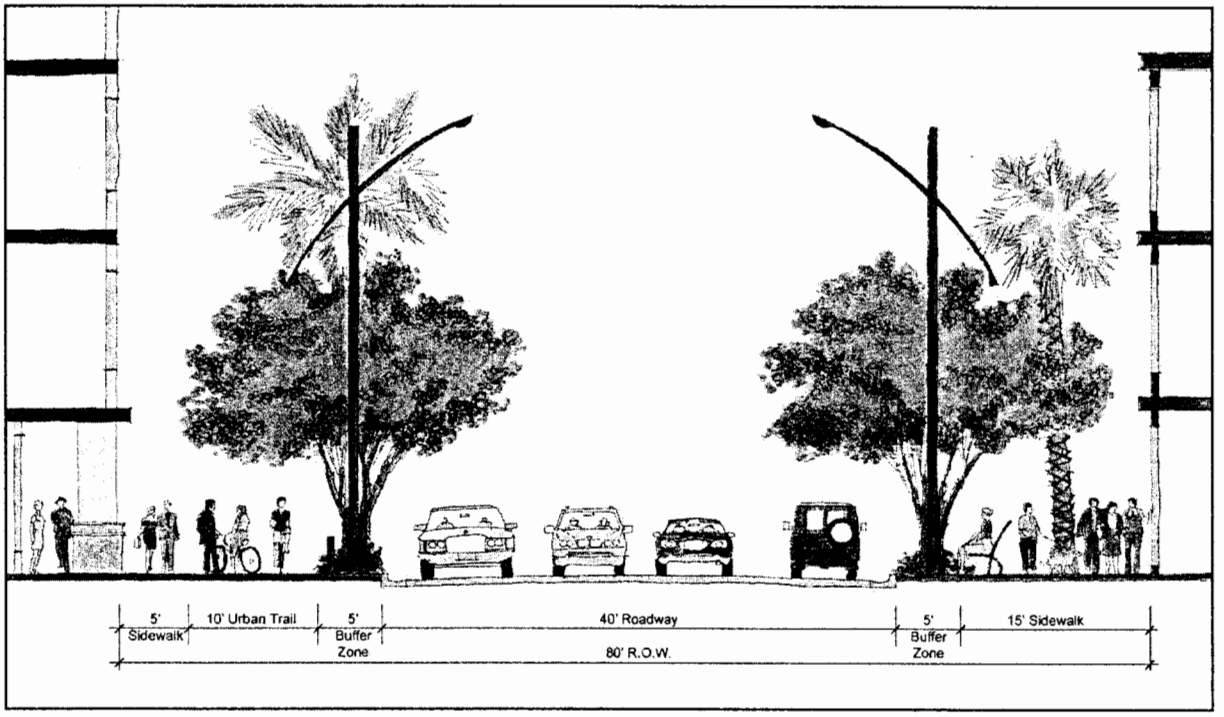


Figure 19-7

(4) *Interior Streets*: The remaining interior street corridors provide interconnections throughout the District. North-south streets are depicted as a typical 2-lane urban cross section, with on-street parking on both sides of the right-of-way. East-west streets are 2-lane urban cross-section with a continuous left turn lane and on-street parking on one side of the street. Pedestrian crosswalks and mid-block crossings are proposed to provide safe and convenient pedestrian movements. See Figures 19-8 and 19-9 for streetscape concept and cross-section concept.

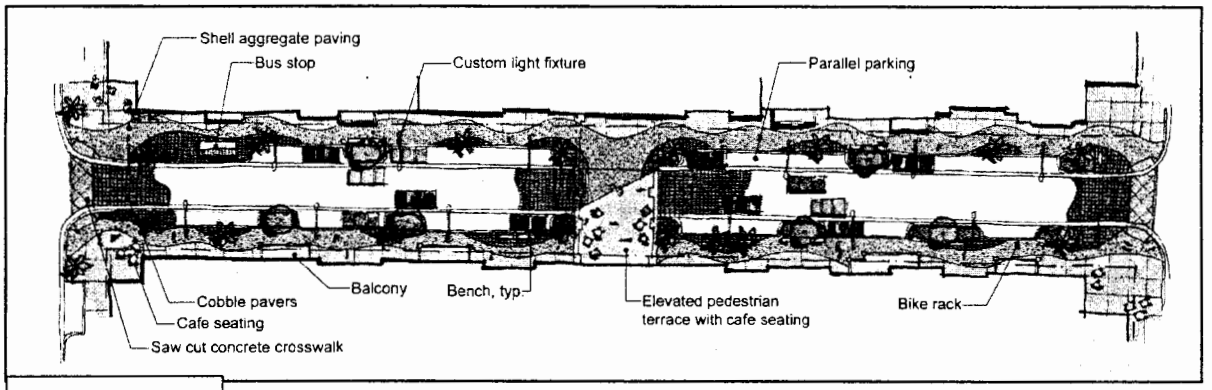


Figure 19-8

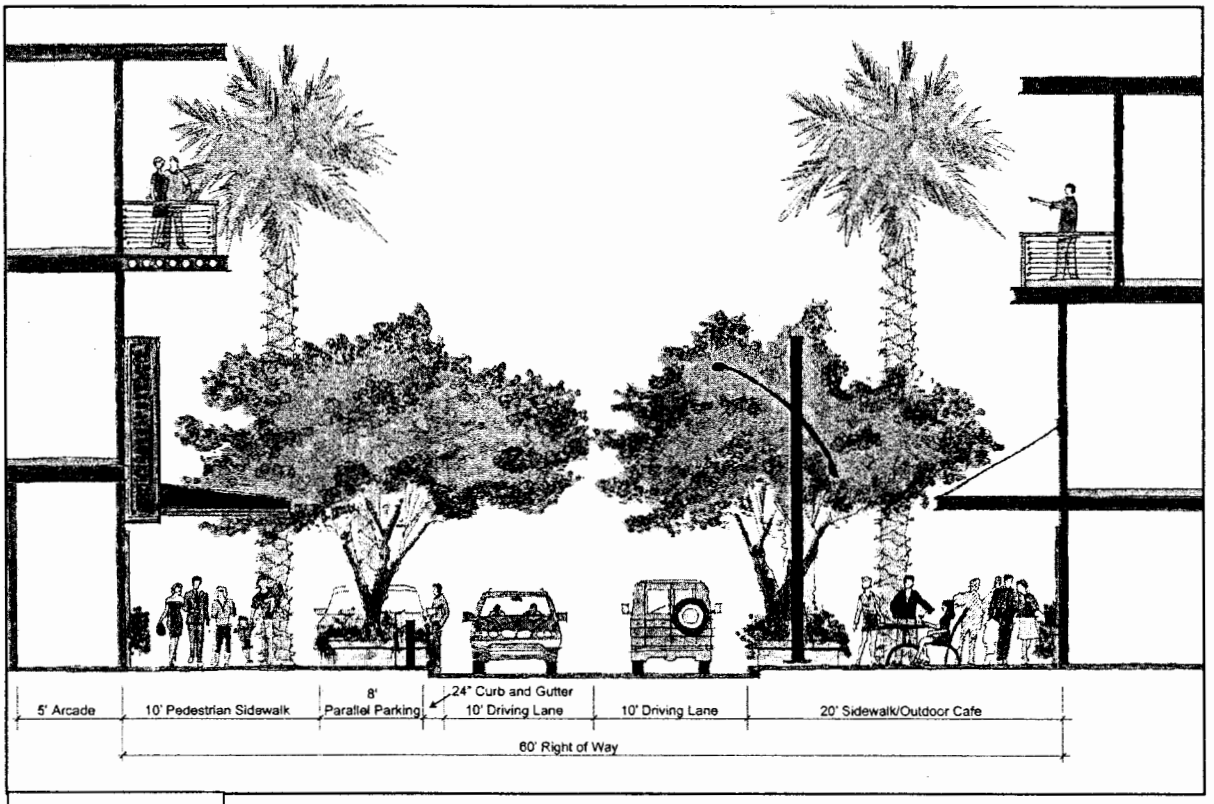


Figure 19-9

Sec. 27-457. Development site and building design standards.

(a) Compliance. Compliance with the standards included herein shall be required in order to obtain design approval.

(b) General site and building design standards.

(1) Neighborhood serving commercial uses, including general retail, restaurant, and/or personal services, shall be located on the ground floor and may extend to the 2nd and 3rd floor for a specific user. Furthermore, the location of said uses within the ground floor, assists in the creation of pedestrian interaction and connectivity to the public right-of-way.

(2) Developments shall provide shade and weather protection for pedestrians along public rights-of-way. This may be accomplished through the use and incorporation of awnings, canopies, arcades, etc. The intent of this standard is to provide weather protection for pedestrian traversing the sidewalk adjacent to the structure. In the rare instance that a surface parking lot is placed at grade and adjacent to a public sidewalk, the proposed streetscape trees shall be increased in caliper and canopy spread, so as to fully shade said public sidewalk.

(3) Developments shall provide outdoor building light fixtures, which complement the architecture, at all points of ingress/egress from the structure. The light level shall be a minimum of one (1) foot candle.

(5) Telephones, vending machines, or any facility dispensing merchandise shall be confined to a space built into the building or buildings, or designed as a separate structure compatible with the main building or the theme of development.

(6) Parking shall be located on the street (if approved by department of public works), or on the side or rear of the buildings. However, in regard to the property between 13th Street and the Ybor Channel, for water transport and other water dependent uses, parking also may be located in the front of buildings.

(7) Vehicle access and circulation for new development shall not impede pedestrian circulation. This may be accomplished by limiting the frequency and placement of curb cuts, by allowing adjacent property owners to share the same entrance and exit driveway to parking, and/or by utilizing a variation on materials to delineate pedestrian areas.

(8) Utilities shall be placed underground.

(9) The design of new buildings or structures and major renovations, specifically the design of building facades, shall demonstrate due respect and consideration for their context within the District; however, developments are not mandated to resemble one another or to utilize the same architectural style as that of an adjacent structure, in order to be compatible. Compatibility can be achieved through the proper consideration of scale, proportion, site planning, landscaping, materials, etc.

(10) Building surfaces, walls, and roofs shall, however, consider complimenting each other in regard to materials, texture, color, etc. In most cases, mixing facade materials is acceptable but there may be extreme situations where mixing materials such as brick and stone are uncomplimentary and therefore not recommended.

(c) General on site landscaping standards.

(1) Provide landscaping with color where a new building or structure or major renovation encompasses the entire site, by introducing color and plantings with flowers (window boxes or flowering vines).

(2) Landscape designs shall be integrated into the overall design concept. Landscaping schemes shall consider the design of the structure, adjacent structures, the surrounding areas and the streets.

(3) A variation in color shall be reflected in the landscape design by use of flowers, flowering plants, or different types of landscaping which result in colorful and complementary schemes.

(4) Landscaping shall be used to screen objectionable areas located on ground level such as trash and garbage service areas, and outside mechanical equipment (i.e., air conditioning condensers), unless screened through an alternative architectural/structural design.

(d) General sign standards. The following sign standards shall apply to new buildings or structures and major renovations in the CD and shall be in addition to the sign regulations set forth in Chapter 20.5; where inconsistent, the more restrictive shall apply.

(1) No signs are to abut at the corner of a building. A minimum clearance of ten (10) feet shall be required between such signs. A minimum clearance of four (4) feet shall be maintained between signs on the same facade.

(2) All signage shall be placed on or attached to the building façade, canopy, awning, or marquee. Exceptions to this would include small directional, entrance or exit signs where warranted.

(3) Awning signs may be located at a tenants main entry under an awning and is intended for pedestrian communication. The sign must be at a right angle (perpendicular) to the exterior wall. Each tenant is allowed one non-illuminated sign only. The tenant name may be placed on the both faces of the sign. The maximum dimensions for the sign are as follows: four (4) feet long, one (1) foot high and six (6) inches thick. The maximum height for the lettering shall be six (6) inches. The bottom of the sign must be a minimum of seven (7) feet above the sidewalk.

(e) Waterfront access.

(1) All new buildings or structures and major renovations located in an area bounded by the Crosstown Expressway, 13th/Platt Streets (Channelside Drive), Beneficial Boulevard, and the Ybor/Garrison Channels shall provide public access points to, and along, the water's edge. Where feasible, independent waterfront overlook areas for pedestrians may be developed at dead-ends of existing rights-of-way at the water's edge, or along dock areas which may have intermittent use and allow public access when the property owner's scheduling permits.

(2) Where feasible, public access along the water's edge shall be incorporated into the designs of all new buildings or structures and major renovations located adjacent to the Channel District waterfront.

(f) Encroachments. Encroachments into the public right-of-way for awnings, awning signs or architectural features may be authorized administratively through the commercial site plan review process.

A separate encroachment application for awnings or architectural features will not be required provided the projections comply with the following criteria:

(1) Such features shall be at least eight (8) feet above grade and have a maximum projection into the right-of-way of six (6) feet.
(2) Building columns are prohibited from projecting into the right-of-way.
(3) Encroachments shall leave street corners free of obstruction to allow for safe traffic movement and proper placement of utilities.
(4) Proper lighting underneath overhangs shall be provided and maintained by the property owner.
(5) A hold harmless agreement must be signed by the owner and submitted to, and approved by, the city attorney's office prior to issuance of building permits.

A separate encroachment application for awning signs will not be required provided the projections comply with section 27-455(f)(3) and a hold harmless agreement is provided.

Sec. 27-458. Public open space design concepts; community-scale, neighborhood-scale, pocket-scale.

(a) Per the "Channel District Community Redevelopment Area Strategic Action Plan," it was determined that the district was in need of a minimum of one (1) community-scale space (2 acre minimum), four (4) neighborhood-scale spaces (0.5 acre minimum), and eight (8) pocket-scale spaces (0.10 acre minimum), see Figures 19-11 through 19-14.

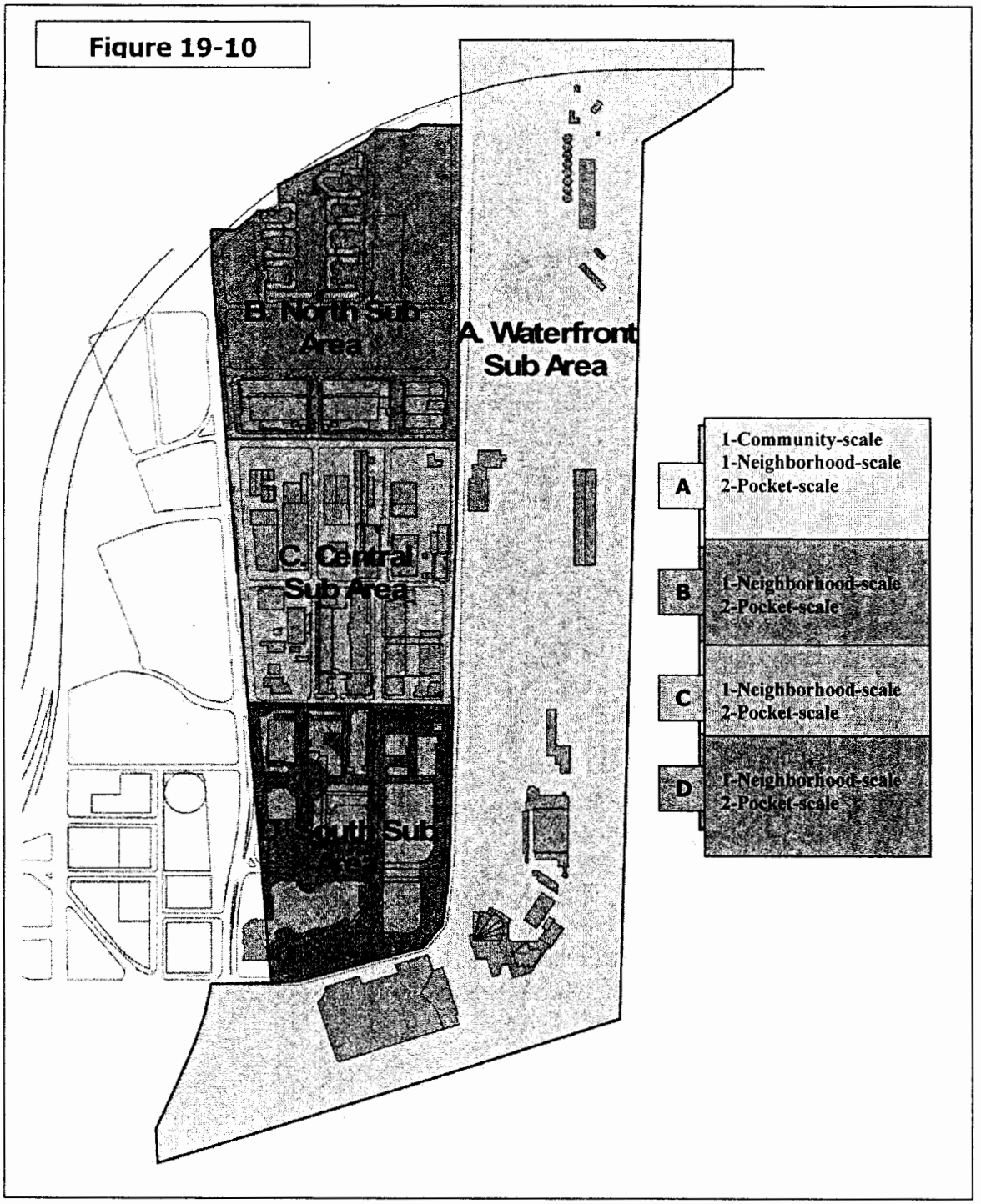


Figure 19-10
B. North Sub Area
A. Waterfront Sub Area
C. Central Sub Area
D. South Sub
A
1-Community-scale
1-Neighborhood-scale
2-Pocket-scale
B
1-Neighborhood-scale
2-Pocket-scale
C
1-Neighborhood-scale
2-Pocket-scale
D
1-Neighborhood-scale
2-Pocket-scale

(b) For those developments that propose public open space amenities to obtain bonus FAR, in accordance to this section, the minimum standards and design concepts shall apply:

(1) Community-scale space shall be a minimum of 2 acres and shall follow the general design concept of Figure 19-12:

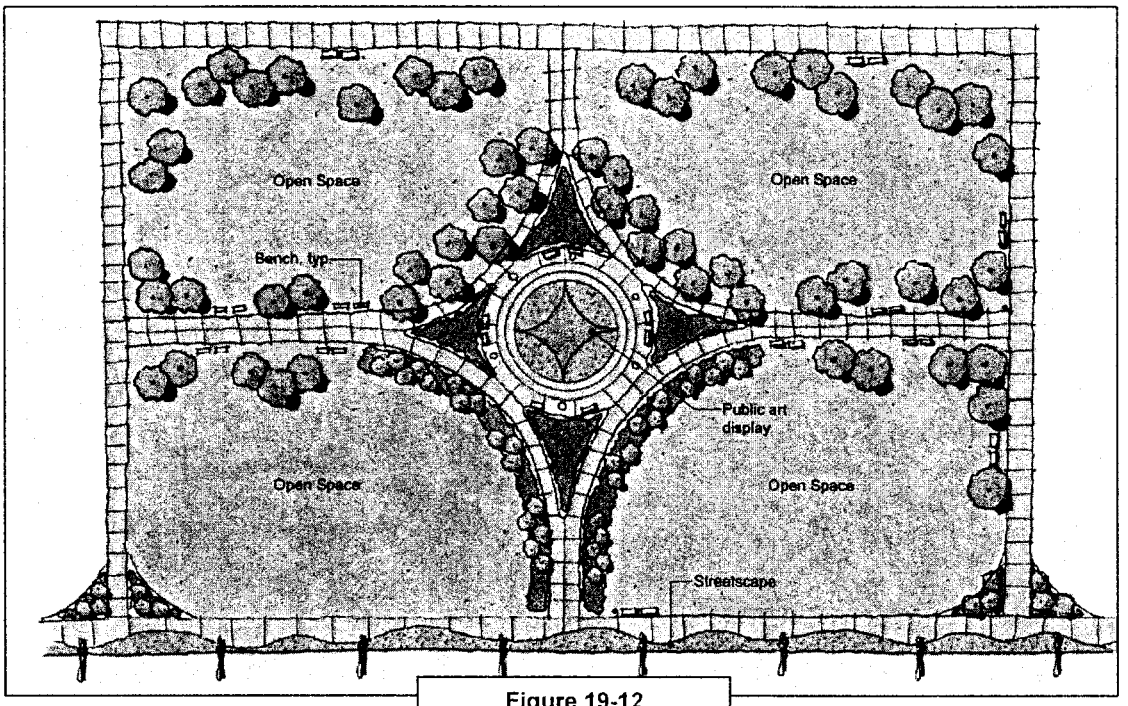


Figure 19-12

(2) Neighborhood-scale space shall be a minimum of 0.5 acres and shall follow the general design concept of Figure 19-13:

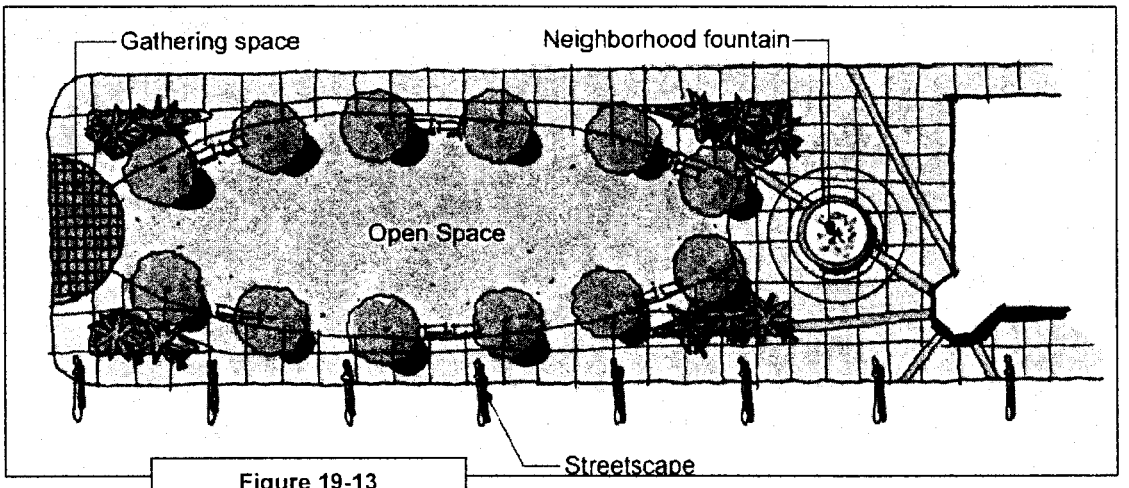


Figure 19-13

(3) Pocket-scale space shall be a minimum of 0.10 acres and shall follow the general design concept of Figure 19-14:

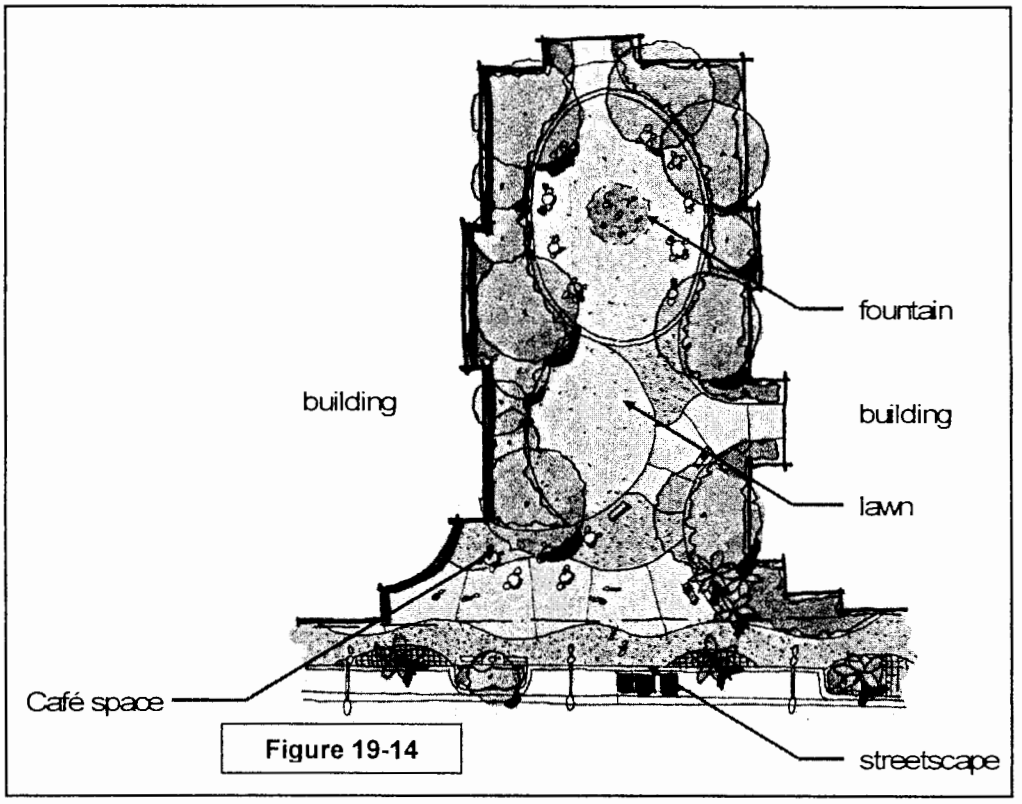


Figure 19-14

Sec. 27-459. Channel District Bonus Amenities.

(a) In order to receive any bonus in FAR, a property owner and/or developer shall adhere to the "CBD Periphery Bonus Methodology," including the process and procedures included therein, as set forth in section 27-329. The property owner and/or developer shall select items from the "Channel District Bonus Amenities" list, as set forth herein, for consideration of bonus floor area ratio. Any proposed FAR bonus shall provide a sufficient reward so that developers are naturally inclined to include those amenities within their respective project(s).

(b) The zoning administrator is charged with reviewing the "Channel District Bonus Amenities" list and related requirements, on a semi-annual basis, to determine any change in community needs/desires and general relevance to current market conditions. The zoning administrator shall seek consult from stakeholders, including both public and private entities, to determine any needed text amendments to the regulations set forth in this article. All proposed text amendments shall follow the process as defined in Section 27-394. Said review may include amenity and bonus cost/benefit analyses that consider the following factors:

(1) Any changes needed in the bonus cost ratio (multiplier)
(2) Current construction costs for bonus amenities

(3) Public benefit derived from bonus amenities
(4) Developer benefits derived from bonus amenities vs. bonuses received
(5) Negative impacts that result from bonus gain(s) (congestion, air quality, visual impacts, etc.)

(b) Channel District Bonus Amenities

The following list represents those bonus Amenities identified as applicable to the City of Tampa CBD Periphery, per the Future Land Use Element of the Tampa Comprehensive Plan and identified in the "Channel District Community Redevelopment Area Strategic Action Plan":

(1) Community Enhancement Amenities
   a. Affordable and/or Attainable Housing (subject to Section 27-328)[1]
   b. Public Open Space (scaled appropriately for each subdistrict)[1]
   c. Channelside Drive Promenade (minimum length to meet width of project along Channelside Drive)[1]
   d. Riverwalk Improvements
   e. Mid-block Pedestrian Connectors (through-building)
   f. Bicycle Accommodation (on road bicycle lanes, bicycle lockers)
   g. Artist Studio, Display, Indoor/Outdoor Performance Space
   h. Transit Support (contribution to Streetcar, Intown Trolley, bus shelters)[1]
   i. Public Parking (open to the general public for daily use; minimum 0.25 space/space provided)[1]
   j. Fire/Rescue Site[1]
   k. Child Care Center Space
   l. Leadership in Energy and Environmental Design (LEED) Certified Construction (higher level certification may result in additional bonus FAR being granted)
   m. Enhanced Landscaping
   n. Neighborhood Serving Commercial/Retail Floor Area (located on ground floor)

(2) Public Realm Amenities
   a. Enhanced Public Access to Waterfront[1]
   b. Enhanced Street Design[1]
   c. Increased Sidewalk Area[1]
   d. Public Art (beyond the minimum requirement)
   e. Public Water Features (large fountains, waterfalls, wall mounted water elements)

[1]For those developments that propose to incorporate the following amenities, the development shall receive an additional 0.10 in floor area ratio (FAR) per amenity, above bonus achieved through calculation described herein. These added bonuses signify the city's current priorities related to the provision and creation of amenities within the public realm. Total bonus shall not exceed that threshold set forth in the Tampa Comprehensive Plan.

Sec. 27-460. Specific definitions.

For purposes of this Article XIX, The Channel District, the term "water transport" shall have the following definition:

Water transport: An area of land or water which is used for activities related to freight and passenger transportation on the open seas, inland waters or waterways; marine cargo handling operations; cargo loading and unloading; ship docking; the use, operation and maintenance of piers, channels, anchorage areas, jettys, breakwaters, harbors, canals, locks, waterways, tidal and turning basins; wharves, berths, docks, piers, quays, slips, bulkheads, public landings, terminal storage and shedding facilities; warehouses, storage, refrigeration, cold storage and quick freezing plants; stockyards; elevators; shipyards; marine railways; dry docks; marine service, maintenance, and repair facilities; laying up of ships, including refueling; ship repair, including dry dock facilities; fuel storage and transmission facilities; pipelines; terminal railway facilities, including rolling stock, belt-line railroad ferries and car ferries; police boats; bridges; causeways; terminals; cruise ship facilities; facilities for the loading and handling of passengers, mail, express freight and other cargo; administrative offices; and other uses compatible with water transportation.

Sec. 27-329. Central Business District (CBD) Periphery Bonus; methodology and calculation; list of bonus amenities.

(a) *Purpose and Intent.* The purpose and intent of this section is to ensure that new development in the defined CBD Periphery will be accompanied by those amenities that enhance the urban quality of life and that balance or compensate in the form of bonus floor area (FAR) to achieve the desired density/intensity in this area.

(b) *Compliance.* All developments that seek density/intensity bonuses within the defined CBD Periphery shall adhere to the regulations set forth in this section. Developments that have been granted bonuses by City Council, per the provisions of this section, shall not be granted any further administrative increase in floor area, unit count, or building height through Section 27-323(7) Substantial Change.

(c) *Review procedure.* The developer/property owner(s) shall submit his/her bonus cost incentive estimates to the zoning administrator for review and evaluation during the rezoning process. The zoning administrator shall determine compliance with the provisions set forth in this section and report findings to City Council for consideration. Subsequent to a bonus FAR and rezoning approval and prior to the issuance of the first permit for vertical construction for the project, the developer/property owner(s) shall submit certified materials and construction cost estimates to the zoning administrator for review of compliance with the bonus-related rezoning conditions. If the zoning administrator finds that the approved bonus calculations are not being met (amenities and/or dollars are deficient), the petitioner shall disburse the remaining dollar amount to an available city funding source for public infrastructure and/or parks and recreation improvements. The petitioner shall notify the zoning administrator of all disbursements made to the city.

(d) *Bonus Amenities List.* Notwithstanding the list of bonus amenities in Article XIX, the following 'CBD Periphery Bonus Amenities' list represents those bonus amenities, which are to be provided above and beyond minimum regulations, identified as applicable to the City of Tampa CBD Periphery, per the Future Land Use Element of the Tampa Comprehensive Plan:

(1) Attainable Housing (subject to Section 27-328)[1]
(2) Public Open Space (scaled appropriately for each development)[1]
(3) Riverwalk Improvements
(4) Mid-block Pedestrian Connectors
(5) Bicycle Accommodation
(6) Transit Support Subsidy[1]
(7) Child Care Center Space
(8) Leadership in Energy and Environmental Design (LEED) Certified Construction
(9) Enhanced Landscaping
(10) Enhanced Public Access to Waterfront[1]
(11) Enhanced Streetscape Design[1]
(12) Increased Sidewalk Area/Width[1]
(13) Public Art
(14) Public Water Features
(15) Neighborhood Serving Commercial/Retail Floor Area (located on ground floor)
(16) Artist Studio/Gallery/Display Area/Indoor-Outdoor Performance Space

[1]For those developments that propose to incorporate the following amenities, the development shall receive an additional 0.10 in floor area ratio (FAR) per amenity, above bonus achieved through calculation described herein. These added bonuses signify the city's current priorities related to the provision and creation of amenities within the public realm. Total bonus shall not exceed that threshold set forth in the Tampa Comprehensive Plan.

(e) *CBD Periphery Sub-Districts Established.* The following sub-districts are hereby established:

(1) *West Development Sub-District*: ***Jimmy Cook to provide description***.

(2) *Northwest Development Sub-District*: ***Jimmy Cook to provide description***.

(3) *Northeast Development Sub-District*: ***Jimmy Cook to provide description***.

(4) *Channel District Sub-District*: As defined in Section 27-450.

(5) *Harbour Island Sub-District*: ***Jimmy Cook to provide description***.

(f) *Bonus FAR Methodology and Calculation.* The mathematical calculation, as described in subparagraph (3) below, hereby establishes the method by which the city and the developer shall determine the amount of bonus FAR to be considered for approval by City Council. Generally, the formula provides a public subsidy to offset the developer's added cost of including additional public enhancements, by allowing development intensity beyond the base FAR of the subject 'future land use' category. To achieve a 'standardized' means of calculation, the following components shall be used in the bonus FAR calculation:

(1) The current 'per square-foot sum' of the construction cost and the market land value shall equal the 'development cost'.

a. Construction costs shall be based on a standard index. The city shall refer to the most current edition of the RS Means "Means Construction Cost Index."

b. The zoning administrator shall use either the most current, average 'land value (market)' calculated by CBD Sub-District or the most recent, recorded 'sales price' figure, per property appraiser and/or clerk of the circuit court records, whichever is greater.

(2) In order to fine-tune the incentive, a cost factor is applied to either increase or decrease the impact. A bonus cost ratio of 10:1 representing for every $1 contribution to the city in the form of a bonus amenity, the developer receives $10 in equivalent development dollars, which then translates to a bonus FAR based on the proposed improvements SF overall development costs.

(3) The following sample tables demonstrate the bonus FAR method and calculation:

Development Features:

Bonus Cost Ratio	**10:1**
Subject Site Land Area (in square feet (SF))	Amount of Land SF
Average Market Land Value (AMLV) or Recent Sales Price (RSP) per SF	$ per SF
Construction Cost (CC) per SF	$ per SF
Development Cost (DC = AMLV or RSP + CC) per SF:	**$ per SF**
Base FAR #	Per Future Land Use Category
Potential Maximum FAR w/Bonus	**100% of Base FAR**

Bonus Incentive Calculation:

Subject Site Land Area (in square feet (SF))	Amount of Land SF
Base FAR # for Subject Site (Subject Site SF x Base FAR)	Amount of Gross Floor Area (GFA) SF (per Base FAR)
Proposed FAR # (Subject Site SF x Proposed FAR)	Amount of GFA SF (per Proposed FAR)
Actual Bonus FAR in Gross Building Area (SF) (Proposed FAR – Allowable FAR)	Actual Bonus FAR SF
Bonus Cost Ratio per Bonus SF (Bonus Incentive $) (Ratio = DC/10)	Bonus Incentive $/SF
Development Incentive $ for public improvement (Bonus Incentive $ x Actual Bonus FAR SF)	**Total Development Incentive $**

Bonus Amenities ($) Proposed by Developer to be Applied to Bonus Incentive ($):

Total Development Incentive $ (public improvement) (Bonus Incentive $ x Actual Bonus FAR SF)	Total Development Incentive $
Amenity (e.g. land area x AMLV or RSP + $ expenditure)	($)
Amenity (e.g. cost of feature + installation)	($)
Transit Support Subsidy (e.g. cost/year per rider for 20 yrs x projected population for project based on COT P.P.H.)	($)
Public Art (Note: for only development outside of CBD & CD)	($)
Balance:	**$0**

(g) *Miscellaneous Formulas*: Certain amenities may receive bonus credit for subsidies that the developer/property owner(s) provides for multiple years. These amenities are calculated based on the following methods:

(1) *Transit Support Subsidy.* To provide transit support subsidy dollars as a Bonus Amenity, the developer/property owner(s) shall fund on either an annual basis or as a lump sum payment, the cost per rider based on the projected population, or fraction thereof, of the subject project. The subsidy shall be provided for a period of no less than twenty (20) years with the first annual payment made to Hillsborough Area Regional Transit Authority prior to the issuance of the first certificate of occupancy for the development. To calculate the 'Total Bonus Credit' for a transit support subsidy, follow Steps One through Three below:

Step One	Step Two	Step Three
Persons Per Household *x # of Units in Project* ***Projected Population***	***Projected Population*** *x Current Cost per Rider* ***Bonus Transit Subsidy***	***Bonus Transit Subsidy*** *x 20 (years)* ***Total Bonus Credit***

a. Current cost per rider figure shall be provided by Hillsborough Area Regional Transit Authority.

b. Projected population shall be derived from the City of Tampa's most current 'persons per household' figure.

c. If a transit subsidy is being requested in order to provide less than the required rate of parking for a development, then said subsidy shall be equal to the cost per rider for the projected population for those units that are not provided the required parking or increment thereof.

(2) *Neighborhood Serving Commercial/Retail Floor Area.* To provide floor area for neighborhood serving commercial/retail uses as a Bonus Amenity, it must be located on the ground floor of the proposed structure(s); however, said uses may expand to the 2nd and 3rd floors to serve a specific user. A developer/property owner(s) may provide reduced rents per SF for a ground floor retail use, however, the bonus given for the reduced rents shall not extend beyond ten (10) years, as calculated in the Bonus Incentive Calculation. The bonus credit given is based on a projected 'discounting' of the *stabilized* rental rate (without inflation), which is hereby established as $25/SF. To calculate the 'Total Bonus Credit' for the commercial floor area, follow the table below:

Yearly Credit = (Stabilized Rental Rate per SF x Corresponding Yearly %) x Total Commercial SF

Year	1	2	3	4	5	6	7	8	9	10
%	**50**	**45**	**40**	**35**	**30**	**25**	**20**	**15**	**10**	**5**

(3) *Artist Gallery, Studio, Display, or Indoor/Outdoor Performance Space.* To provide artist space(s) as a Bonus Amenity, a developer/property owner(s) may provide reduced rents per SF for said use; however, the bonus given for the reduced rents shall not extend beyond ten (10) years, as calculated in the Bonus Incentive Calculation. The bonus credit given is based on a projected 'discounting' of the *stabilized* rental rate (without inflation), which is hereby established as $25/SF. To calculate the 'Total Bonus Credit' for artist space, follow the method outlined in Steps One through Three in subparagraph (2) above.

(4) *Maintenance.* Bonus credit shall be given for expenditures (both labor/operating and capital) related to maintenance of those amenities used in the bonus calculation. The developer/property owner shall provide an estimate for the total maintenance expenditures, subject to the following:

a. Credit may be given for areas designated for full public access and only for that portion of the feature that exceeds the minimum standards of city code.

b. Said estimate shall be calculated for a period not to exceed twenty (20) years.

c. Said estimate shall include a separate calculation for the labor/operating maintenance expenditures. These expenditures shall not exceed fifty (50) percent of the total dollars for maintenance and shall be expressed in present dollars.

(h) *Bonus FAR Incentive Examples.* The following 'Bonus FAR Incentive Examples' demonstrate the bonus FAR method and calculation as described in this section:

(1) Bonus FAR Incentive Examples:

a. *Example 1*:
The first Cost Ratio FAR Model scenario (Example 1) assumes a developer donates 4,000 SF of a site's land area for a pocket-scale public open space area. The developer is awarded an additional 0.284 FAR or 24,762 SF in building floor area.

Pocket-scale Public Open Space Bonus Example - Cost Ratio Model Scenario (development within the CD)

General Assumptions:

1. City goal to provide incentives for pocket-scale public open space(s)
2. Base FAR: 3.5 / Max: 7.0
3. Bonus Incentive: Based on land area contributed to city plus contribution of public open space infrastructure, etc.
4. Any scale public open space shall be open to the public from dawn to dusk, located at grade, and maintained by the property owner/developer in perpetuity.

Assumptions:

Bonus Cost Ratio	**10:1**
2.0 acre development site	87,120 SF
Pocket-scale public open space size	4,000 SF
Actual Development Costs/SF (AMLV or RSP per SF + construction costs per SF)	$210 per SF
Pocket-scale Land Area Improvement Costs (paid by developer)	$200,000 (amount to be provided in the form of a design/construction estimate)
Land Price	$80 per SF (Total Land Area to be based on avg land values (market) within sub-district)
Land Value (4000 SF x $80)	$320,000
Base FAR	3.5
Max. FAR w/Bonus	7.0

Bonus Incentive Calculation:

Site Size (2.0 acres)	87,120 SF
Allowable FAR 3.5	(87,120 SF x 3.5 FAR) 304,920 SF Gross Bldg. Area
Pocket-scale Land Costs + Land Area Improvement Costs (4,000 SF x $80 per SF = $320,000 + $200,000)	$520,000
Ratio Public Improvement $ to Project Development	Cost 10:1
Development Incentive $ (10 x $520,000 Contribution)	$5,200,000
Equivalent Bonus FAR Area ($5,200,000 / $210 per SF Cost)	24,762 SF
Aggregate FAR (Base + Bonus)	329,682 SF Gross Bldg. Area
Total New FAR Ratio (329,682 SF / 87,120 SF)	3.784 FAR (rounded)
% Increase in FAR	8.1% increase bldg. area

In this example, development of a 4,000 SF pocket-scale public open space (design as reviewed and approved through the parks and recreation department and incorporated into the overall development) grants the developer an additional 8.1% FAR or 24,762 SF in building area. This example assumes the land price/value for the public open space area is equal to full value of land before incentive (or the purchase price by city if available in market).

b. *Example 2 (Alternative calculation method)*:

The second Cost Ratio FAR Model scenario (Example 2) assumes a developer is attempting to achieve an increase in floor area from 3.5 to 4.0 FAR. A dollar amount is generated based on the Bonus Cost Ratio, against which the developer draws down with each proposed bonus amenity, as selected from the applicable Bonus Amenities List. In this example, the developer donates 4,000 SF of a site's land area for a pocket-scale public open space area, incorporates a water feature into the building design at ground floor level, contributes to public transit (Hartline Intown Trolley), and provides for onsite public art that adheres to Chapter 4 Public Art requirements.

Mixed Amenity Approach - Cost Ratio Model Scenario (development outside of CD/CBD)

General Assumptions:

1. City goal to provide incentives for a mix of amenities(s)
2. Base FAR: 3.5 / Max: 7.0
3. Bonus Incentive: Based on land area contributed to city plus contribution of public open space infrastructure, etc.
4. Any scale public open space shall be open to the public from dawn to dusk, located at grade, and maintained by the property owner/developer in perpetuity.

Assumptions:

Bonus Cost Ratio	10:1
2.0 acre development site	87,120 SF
Actual Development Costs/SF (AMLV or RSP per SF + construction costs per SF)	$165 per SF
Land Price	$60 per SF (Total Land Area to be based on avg land area values)
Base FAR	3.5
Max. FAR w/Bonus	7.0

Bonus Incentive Calculation:

Site Size (2.0 acres)	87,120 SF
Allowable FAR 3.5 (87,120 SF x 3.5 FAR)	304,920 SF Gross Bldg. Area
Proposed FAR 4.0 (87,120 SF x 4.0 FAR)	348,480 SF
Bonus FAR (Proposed FAR – Allowable FAR)	43,560 SF
Bonus Cost Ratio per Bonus SF (Ratio = $165/10)	$16.50/SF
Development Incentive $ for public improvement ($16.50 x 43,560 SF)	**$718,740**

Bonus Amenities ($) Proposed by Developer to be Applied to Incentive ($):

Development Incentive $ for public improvement ($16.50 x 43,560 SF)	$718,740
Pocket-scale Public Open Space Land Value (4,000 SF x $60/sf)	($240,000)
Pocket-scale Public Open Space Improvement Costs ($35/SF based on previous example)	($140,000)
Public Water Feature (located at pedestrian level and incorporated into building design)	($75,000)
Transit Support ($6,250/year for 20 years to Hartline for Intown Trolley service)	($125,000)
Public Art (development is outside of CBD & CD)	($138,740)
Balance:	**$0**

In this example, development of a 4,000 SF pocket-scale public open space (design as reviewed and approved through the parks and recreation department and incorporated into the overall development), provision of public art, a public eater feature, and support dollars to Hartline for the Intown Trolley grants the developer an additional 36 units (at an average of 1200 SF per unit) or 43,560 SF for non-residential uses. This example assumes the land price/value for the public open space area is equal to full value of land before incentive (or the purchase price by city if available in market).

(2) Although the land area set aside for the public open space will not be developed with habitable/usable floor area (calculated as FAR), neither example scenario demonstrates a loss to the developer for development entitlement of that land. It is applied to the overall development with additional bonus FAR given for this amenity. Granted bonus FAR is proportionate to the amenity provided. The scenarios offered apply to any and all of the bonus criteria set forth by the community.

(i) *CBD Periphery Code Review.* The zoning administrator is charged with reviewing the "CBD Periphery Bonus Amenities" list and related requirements, on a semi-annual basis, to determine any change in community needs/desires and general relevance to current market conditions. The zoning administrator shall seek consult from stakeholders, including both public and private entities, to determine any needed text amendments to the regulations set forth in this section. All proposed text amendments shall follow the process as defined in Section 27-394. Said review may include amenity and bonus cost/benefit analyses that consider the following factors:

(1) Any changes to the bonus cost ratio (multiplier)
(2) *Stabilized* rental rates (neighborhood serving commercial/retail) per square-foot of floor area
(3) Public benefit derived from bonus amenities
(4) Developer benefits derived from bonus amenities vs. bonuses received

(5) Negative impacts that result from bonus gain(s) (congestion, air quality, visual impacts, etc.)

(6) Addition, elimination, and *prioritization* of the items on the Bonus Amenities List

Sec. 27-523. Definitions.

Bonus Cost Ratio (multiplier for CBD Periphery): every $1 contribution to the city in the form of a bonus amenity, the developer receives $10 in equivalent development dollars, which then translates to a bonus FAR based on the proposed improvements SF overall development costs.

Objective A-8: Provide for the development of mixed use or residential projects in appropriate locations within the defined periphery of the Central Business District offer amenities and public benefits beyond those required by law.

Policy A-8.1:

Permit consideration of density/intensity bonuses not to exceed a 100% increase over the existing land use designation, as outlined in the operative provisions of this element for Central Business District periphery projects.

Policy A-8.2:

Projects seeking use of the Central Business District Periphery Bonus provision must ensure compatibility with intensity/density of existing development both within and outside periphery boundaries by transitioning of the project to the lower densities and intensities.

Policy A-8.3:

Require that pedestrian and vehicular traffic generated by development in the Central Business District periphery is accommodated in a manner compatible with the Goal of the Tampa Central Business District - Land Use Policy Plan and protects the surrounding residential development.

Policy A-8.4:

Projects using Central Business District Periphery Bonus shall provide amenities and public benefit beyond those required by law. Projects which provide any of the following amenities will be scored on a point system and will get all, or part, of the CBD Periphery bonus:

a. Housing,
b. Minority and Employment Business Development,
c. Transportation Improvements,
d. Day Care,
e. Pedestrian/Streetscape Improvements,
f. Water and Natural Resources,
g Open Spaces,
h. Public Space,
i. Public Access,
j. Cultural Contributions,
k. Preservation of Historic Structures, and
l. Other innovative amenities or linkages.

Policy A-8.5:

Reserved

The maximum intensity (FAR) of proposed Neighborhood Commercial and Residential Office uses will be determined by the underlying land use in place on a site.

The Ybor City Historic District is exempted from the criteria listed herein because it is a unique area of concern. There are provisions in the zoning code specific to Ybor City that address Neighborhood Commercial and Residential Office uses.

CBD PERIPHERY BONUS

The Central Business District (CBD) periphery boundaries are shown on the Future Land Use map. Projects located within the boundaries of the periphery of the Central Business District (CBD) may be considered for density and intensity bonuses.

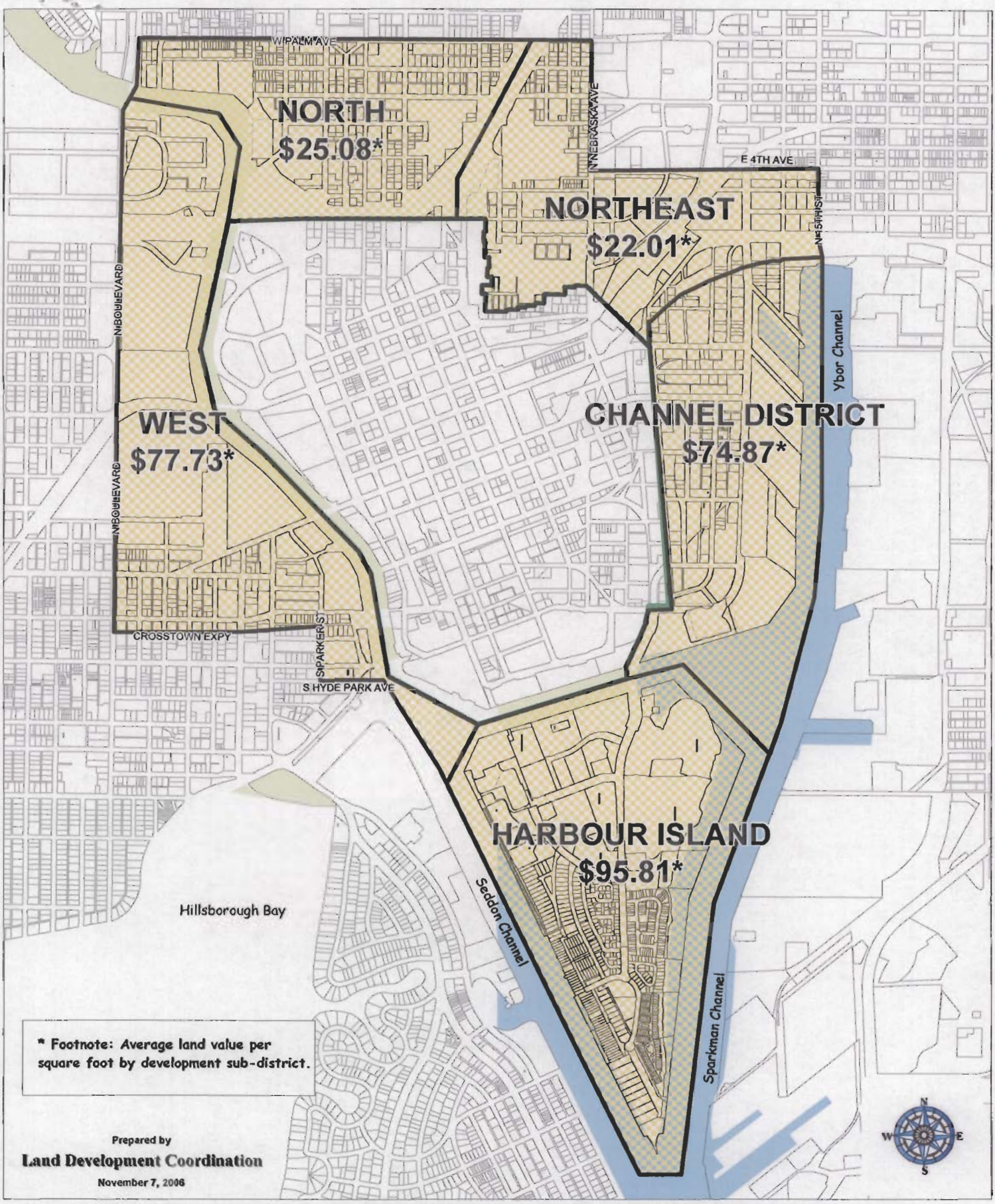
Consideration for a CBD periphery bonus shall be given subject to the following criteria:

1) Must be a residential or mixed use project. Mixed use projects may include, but are not limited to, a mixture of residential, office, and retail uses. Permitted uses are controlled by the underlying land use plan category on the site.

2) The density/intensity bonuses will be limited to 100% of the maximum density/intensity permitted within the applicable land use plan category.

3) The project desiring to utilize the bonus provision, must be rezoned to the appropriate site plan controlled zoning district to ensure that adequate buffering and any other, applicable mitigation measures are afforded to adjacent uses.

4) The intensity of projects must be transitioned to protect less intense developments located outside the periphery boundaries. Specific buffering techniques shall be provided within the development regulations. These techniques may include shared park land, intense landscape buffers or feathering of intensity to transition to less intensive development.



* Footnote: Average land value per square foot by development sub-district.

Prepared by
Land Development Coordination
November 7, 2006

CENTRAL BUSINESS DISTRICT PERIPHERY

Sub-District Development Bonus

13

From: Jim Crew
To: Catherine Coyle; Chief of Staff Motion Group; Land Development Coordination Motion Group
Date: 11/27/2006 5:10:12 PM
Subject: Council Motions - 11/16/06 at 9:00 a.m. - Channel District CBD Bonus Periphery Criteria Ordinance

File E2006-8 CH 27
12-14-06
See motion

Office of the City Clerk
3rd Floor, City Hall
315 E. Kennedy Boulevard
Tampa, Florida 33602
Phone: 813-274-8396
Fax: 813-274-8306

MOTION ACTION REQUEST

COUNCIL SESSION: NOVEMBER 16, 2006 AT 9:00 A.M.

PLEASE SUBMIT ALL WRITTEN RESPONSES DIRECTLY TO THE OFFICE OF THE CITY CLERK BY 5:00 P.M. ON THE MONDAY PRIOR TO THE SCHEDULED THURSDAY MEETING - [NOTE: All written responses must include the original and eight (8) copies for distribution by the Office of the City Clerk to Council and to the Council Attorney.]

TO: Chief of Staff Motion Group
Land Development Coordination Motion Group
Cathy Coyle

File No. E2006-8 CH 27
Discussion on the Channel District and CBD Bonus Periphery Criteria Ordinance. - (Original motion initiated by Alvarez-White) - (Continued from November 9, 2006.)
Motion: (Alvarez-Saul/Sena) That said report be continued to December 14, 2006; further, that said item be scheduled for discussion at the end of the meeting.
Motion: (White-Harrison) That the memorandum from Darrell Smith, Chief of Staff, presented by Chair Miller requesting a deferral to November 30, 2006 be received and filed. Motion carried.

12/5
DH

CITY OF TAMPA

File E2006-8 CH22 #13
11-16-06 RYF

Pam Iorio, Mayor

November 15, 2006

TO: The Honorable Gwen Miller, Chair
and Members of Tampa City Council

FROM: Darrell Smith, Chief of Staff Darrell Smith

SUBJECT: Lead Time for Response to Council Motions

The administration has previously requested that council establish due dates that provide at least two weeks lead time when making motions that require a response from City staff. This approach allows the administration the opportunity to facilitate proper staffing and provide accurate, complete and timely information in response to council motions. The purpose of this memo is to re-emphasize this point.

There are two agenda items that were placed on the Thursday, November 16, 2006, agenda during the council meeting last week. We are requesting both items be continued until the next council meeting on November 30 so that the appropriate staff is present and prepared to provide a response. They are:

Item 10. File No. E2006-8 CH 22, Roy LaMotte, Transportation Division, to appear and provide a report regarding the need, protection and installation of sidewalks.

Item 17. File No. E2006-48, Administration and the Legal Department to appear and provide a report regarding the future use of Centro Espanol.

In addition to the above items, request **Item 13. File No. E2006-8 CH 27,** Discussion on the Channel District and CBD Bonus Periphery Criteria Ordinance, be continued to the council meeting on November 30 so that the City Attorney can be present for the discussion.

Thank you for your consideration.

2006 NOV 15 P 2

Cc: City Clerk's Office
Martin Shelby, Council Attorney
David Smith, City Attorney
Steve Daignault, Public Works and Utility Services Administrator

13

From: Jim Crew
To: Catherine Coyle; Land Development Coordination Motion Group
Date: 11/14/2006 4:21:35 PM
Subject: Council Motions - 11/9/06 at 9:00 a.m. - Channel Dist. and CBD Bonus Ordinance Workshop

Office of the City Clerk
3rd Floor, City Hall
315 E. Kennedy Boulevard
Tampa, Florida 33602
Phone: 813-274-8396
Fax: 813-274-8306

File E2006-8CH27
11-16-06
See motion

MOTION ACTION REQUEST

COUNCIL SESSION: NOVEMBER 9, 2006 AT 9:00 A.M.

PLEASE SUBMIT ALL WRITTEN RESPONSES DIRECTLY TO THE OFFICE OF THE CITY CLERK BY 5:00 P.M. ON THE MONDAY PRIOR TO THE SCHEDULED THURSDAY MEETING - [NOTE: All written responses must include the original and eight (8) copies for distribution by the Office of the City Clerk to Council and to the Council Attorney.]

TO: Land Development Coordination Motion Group

File No. E2006-8 CH 27 - WORKSHOP
Discussion on the Channel District and CBD Bonus Periphery Criteria Ordinance. - (Original motion initiated by Alvarez-White) - (Continued from November 2, 2006.)

Motion: (Saul/Sena-Dingfelder) That said workshop be continued to November 16, 2006 and be scheduled under Staff Reports and Unfinished Business. Motion carried.
Motion: (Alvarez-Saul/Sena) That the 11/09/06 Draft regarding the Central Business District Periphery Bonus and map submitted by Catherine Coyle, Land Development Coordination, be received and filed. Motion carried.

12/5 DN

(87) C Coyle Handout

11/09/06 DRAFT

File E 2006-8 CA 27
RHE 11-9-06

Sec. 27-329. Central Business District (CBD) Periphery Bonus; methodology and calculation; list of bonus amenities.

(a) *Purpose and Intent.* The purpose and intent of this section is to ensure that new development in the defined CBD Periphery will be accompanied by those amenities that enhance the urban quality of life and that balance or compensate in the form of bonus floor area (FAR) to achieve the desired density/intensity in this area.

(b) *Compliance.* All developments that seek density/intensity bonuses within the defined CBD Periphery shall adhere to the regulations set forth in this section. Developments that have been granted bonuses by City Council, per the provisions of this section, shall not be granted any further administrative increase in floor area, unit count, or building height through Section 27-323(7) Substantial Change.

(c) *Review procedure.* The developer/property owner(s) shall submit his/her bonus cost incentive estimates to the zoning administrator for review and evaluation during the rezoning process. The zoning administrator shall determine compliance with the provisions set forth in this section and report findings to City Council for consideration. Subsequent to a bonus FAR and rezoning approval and prior to the issuance of the first permit for vertical construction for the project, the developer/property owner(s) shall submit certified materials and construction cost estimates to the zoning administrator for review of compliance with the bonus-related rezoning conditions. If the zoning administrator finds that the approved bonus calculations are not being met (amenities and/or dollars are deficient), the petitioner shall disburse the remaining dollar amount to an available city funding source for public infrastructure and/or parks and recreation improvements. The petitioner shall notify the zoning administrator of all disbursements made to the city.

(d) *Bonus Amenities List.* Notwithstanding the list of bonus amenities in Article XIX, the following 'CBD Periphery Bonus Amenities' list represents those bonus amenities, which are to be provided above and beyond minimum regulations, identified as applicable to the City of Tampa CBD Periphery, per the Future Land Use Element of the Tampa Comprehensive Plan:

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(2) Public Open Space (scaled appropriately for each development)[1]
(3) Riverwalk Improvements
(4) Mid-block Pedestrian Connectors
(5) Bicycle Accommodation
(6) Transit Support Subsidy[1]
(7) Child Care Center Space
(8) Leadership in Energy and Environmental Design (LEED) Certified Construction
(9) Enhanced Landscaping
(10) Enhanced Public Access to Waterfront[1]
(11) Enhanced Streetscape Design[1]
(12) Increased Sidewalk Area/Width[1]
(13) Public Art
(14) Public Water Features
(15) Neighborhood Serving Commercial/Retail Floor Area (located on ground floor)
(16) Artist Studio/Gallery/Display Area/Indoor-Outdoor Performance Space

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(e) *CBD Periphery Sub-Districts Established.* The following sub-districts are hereby established:

(1) *West Development Sub-District*: ***Jimmy Cook to provide description***.

(2) *Northwest Development Sub-District*: ***Jimmy Cook to provide description***.

(3) *Northeast Development Sub-District*: ***Jimmy Cook to provide description***.

(4) *Channel District Sub-District*: As defined in Section 27-450.

(5) *Harbour Island Sub-District*: ***Jimmy Cook to provide description***.

(f) *Bonus FAR Methodology and Calculation.* The mathematical calculation, as described in subparagraph (3) below, hereby establishes the method by which the city and the developer shall determine the amount of bonus FAR to be considered for approval by City Council. Generally, the formula provides a public subsidy to offset the developer's added cost of including additional public enhancements, by allowing development intensity beyond the base FAR of the subject 'future land use' category. To achieve a 'standardized' means of calculation, the following components shall be used in the bonus FAR calculation:

(1) The current 'per square-foot sum' of the construction cost and the market land value shall equal the 'development cost'.

a. Construction costs shall be based on a standard index. The city shall refer to the most current edition of the RS Means "Means Construction Cost Index."

b. The zoning administrator shall use either the most current, average 'land value (market)' calculated by CBD Sub-District or the most recent, recorded 'sales price' figure, per property appraiser and/or clerk of the circuit court records, whichever is greater.

(2) In order to fine-tune the incentive, a cost factor is applied to either increase or decrease the impact. A bonus cost ratio of 10:1 representing for every $1 contribution to the city in the form of a bonus amenity, the developer receives $10 in equivalent development dollars, which then translates to a bonus FAR based on the proposed improvements SF overall development costs.

(3) The following sample tables demonstrate the bonus FAR method and calculation:

Development Features:

Bonus Cost Ratio	**10:1**
Subject Site Land Area (in square feet (SF))	Amount of Land SF
Average Market Land Value (AMLV) or Recent Sales Price (RSP) per SF	$ per SF
Construction Cost (CC) per SF	$ per SF
Development Cost (DC = AMLV or RSP + CC) per SF:	**$ per SF**
Base FAR #	Per Future Land Use Category
Potential Maximum FAR w/Bonus	**100% of Base FAR**

Bonus Incentive Calculation:

Subject Site Land Area (in square feet (SF))	Amount of Land SF
Base FAR # for Subject Site (Subject Site SF x Base FAR)	Amount of Gross Floor Area (GFA) SF (per Base FAR)
Proposed FAR # (Subject Site SF x Proposed FAR)	Amount of GFA SF (per Proposed FAR)
Actual Bonus FAR in Gross Building Area (SF) (Proposed FAR – Allowable FAR)	Actual Bonus FAR SF
Bonus Cost Ratio per Bonus SF (Bonus Incentive $) (Ratio = DC/10)	Bonus Incentive $/SF
Development Incentive $ for public improvement (Bonus Incentive $ x Actual Bonus FAR SF)	**Total Development Incentive $**

Bonus Amenities ($) Proposed by Developer to be Applied to Bonus Incentive ($):

Total Development Incentive $ (public improvement) (Bonus Incentive $ x Actual Bonus FAR SF)	Total Development Incentive $
Amenity (e.g. land area x AMLV or RSP + $ expenditure)	($)
Amenity (e.g. cost of feature + installation)	($)
Transit Support Subsidy (e.g. cost/year per rider for 20 yrs x projected population for project based on COT P.P.H.)	($)
Public Art (Note: for only development outside of CBD & CD)	($)
Balance:	**$0**

(g) *Miscellaneous Formulas*: Certain amenities may receive bonus credit for subsidies that the developer/property owner(s) provides for multiple years. These amenities are calculated based on the following methods:

(1) *Transit Support Subsidy*. To provide transit support subsidy dollars as a Bonus Amenity, the developer/property owner(s) shall fund on either an annual basis or as a lump sum payment, the cost per rider based on the projected population, or fraction thereof, of the subject project. The subsidy shall be provided for a period of no less than twenty (20) years with the first annual payment made to Hillsborough Area Regional Transit Authority prior to the issuance of the first certificate of occupancy for the development. To calculate the 'Total Bonus Credit' for a transit support subsidy, follow Steps One through Three below:

Step One	Step Two	Step Three
Persons Per Household *x # of Units in Project* ***Projected Population***	***Projected Population*** *x Current Cost per Rider* ***Bonus Transit Subsidy***	***Bonus Transit Subsidy*** *x 20 (years)* ***Total Bonus Credit***

a. Current cost per rider figure shall be provided by Hillsborough Area Regional Transit Authority.

b. Projected population shall be derived from the City of Tampa's most current 'persons per household' figure.

c. If a transit subsidy is being requested in order to provide less than the required rate of parking for a development, then said subsidy shall be equal to the cost per rider for the projected population for those units that are not provided the required parking or increment thereof.

(2) *Neighborhood Serving Commercial/Retail Floor Area.* To provide floor area for neighborhood serving commercial/retail uses as a Bonus Amenity, it must be located on the ground floor of the proposed structure(s); however, said uses may expand to the 2nd and 3rd floors to serve a specific user. A developer/property owner(s) may provide reduced rents per SF for a ground floor retail use, however, the bonus given for the reduced rents shall not extend beyond ten (10) years, as calculated in the Bonus Incentive Calculation. The bonus credit given is based on a projected 'discounting' of the *stabilized* rental rate (without inflation), which is hereby established as $25/SF. To calculate the 'Total Bonus Credit' for the commercial floor area, follow the table below:

Yearly Credit = (Stabilized Rental Rate per SF x Corresponding Yearly %) x Total Commercial SF										
Year	1	2	3	4	5	6	7	8	9	10
%	**50**	**45**	**40**	**35**	**30**	**25**	**20**	**15**	**10**	**5**

(3) *Artist Gallery, Studio, Display, or Indoor/Outdoor Performance Space.* To provide artist space(s) as a Bonus Amenity, a developer/property owner(s) may provide reduced rents per SF for said use; however, the bonus given for the reduced rents shall not extend beyond ten (10) years, as calculated in the Bonus Incentive Calculation. The bonus credit given is based on a projected 'discounting' of the *stabilized* rental rate (without inflation), which is hereby established as $25/SF. To calculate the 'Total Bonus Credit' for artist space, follow the method outlined in Steps One through Three in subparagraph (2) above.

(4) *Maintenance.* Bonus credit shall be given for expenditures (both labor/operating and capital) related to maintenance of those amenities used in the bonus calculation. The developer/property owner shall provide an estimate for the total maintenance expenditures, subject to the following:

a. Credit may be given for areas designated for full public access and only for that portion of the feature that exceeds the minimum standards of city code.

b. Said estimate shall be calculated for a period not to exceed twenty (20) years.

c. Said estimate shall include a separate calculation for the labor/operating maintenance expenditures. These expenditures shall not exceed fifty (50) percent of the total dollars for maintenance and shall be expressed in present dollars.

(h) *Bonus FAR Incentive Examples.* The following 'Bonus FAR Incentive Examples' demonstrate the bonus FAR method and calculation as described in this section:

(1) Bonus FAR Incentive Examples:

a. *Example 1*:
The first Cost Ratio FAR Model scenario (Example 1) assumes a developer donates 4,000 SF of a site's land area for a pocket-scale public open space area. The developer is awarded an additional 0.284 FAR or 24,762 SF in building floor area.

Pocket-scale Public Open Space Bonus Example - Cost Ratio Model Scenario (development within the CD)

General Assumptions:

1. City goal to provide incentives for pocket-scale public open space(s)
2. Base FAR: 3.5 / Max: 7.0
3. Bonus Incentive: Based on land area contributed to city plus contribution of public open space infrastructure, etc.
4. Any scale public open space shall be open to the public from dawn to dusk, located at grade, and maintained by the property owner/developer in perpetuity.

Assumptions:

Bonus Cost Ratio	**10:1**
2.0 acre development site	87,120 SF
Pocket-scale public open space size	4,000 SF
Actual Development Costs/SF (AMLV or RSP per SF + construction costs per SF)	$210 per SF
Pocket-scale Land Area Improvement Costs (paid by developer)	$200,000 (amount to be provided in the form of a design/construction estimate)
Land Price	$80 per SF (Total Land Area to be based on avg land values (market) within sub-district)
Land Value (4000 SF x $80)	$320,000
Base FAR	3.5
Max. FAR w/Bonus	7.0

Bonus Incentive Calculation:

Site Size (2.0 acres)	87,120 SF
Allowable FAR 3.5	(87,120 SF x 3.5 FAR) 304,920 SF Gross Bldg. Area
Pocket-scale Land Costs + Land Area Improvement Costs (4,000 SF x $80 per SF = $320,000 + $200,000)	$520,000
Ratio Public Improvement $ to Project Development	Cost 10:1
Development Incentive $ (10 x $520,000 Contribution)	$5,200,000
Equivalent Bonus FAR Area ($5,200,000 / $210 per SF Cost)	24,762 SF
Aggregate FAR (Base + Bonus)	329,682 SF Gross Bldg. Area
Total New FAR Ratio (329,682 SF / 87,120 SF)	3.784 FAR (rounded)
% Increase in FAR	8.1% increase bldg. area

In this example, development of a 4,000 SF pocket-scale public open space (design as reviewed and approved through the parks and recreation department and incorporated into the overall development) grants the developer an additional 8.1% FAR or 24,762 SF in building area. This example assumes the land price/value for the public open space area is equal to full value of land before incentive (or the purchase price by city if available in market).

b. *Example 2 (Alternative calculation method)*:

The second Cost Ratio FAR Model scenario (Example 2) assumes a developer is attempting to achieve an increase in floor area from 3.5 to 4.0 FAR. A dollar amount is generated based on the Bonus Cost Ratio, against which the developer draws down with each proposed bonus amenity, as selected from the applicable Bonus Amenities List. In this example, the developer donates 4,000 SF of a site's land area for a pocket-scale public open space area, incorporates a water feature into the building design at ground floor level, contributes to public transit (Hartline Intown Trolley), and provides for onsite public art that adheres to Chapter 4 Public Art requirements.

Mixed Amenity Approach - Cost Ratio Model Scenario (development outside of CD/CBD)

General Assumptions:

1. City goal to provide incentives for a mix of amenities(s)
2. Base FAR: 3.5 / Max: 7.0
3. Bonus Incentive: Based on land area contributed to city plus contribution of public open space infrastructure, etc.
4. Any scale public open space shall be open to the public from dawn to dusk, located at grade, and maintained by the property owner/developer in perpetuity.

Assumptions:

Bonus Cost Ratio	10:1
2.0 acre development site	87,120 SF
Actual Development Costs/SF (AMLV or RSP per SF + construction costs per SF)	$165 per SF
Land Price	$60 per SF (Total Land Area to be based on avg land area values)
Base FAR	3.5
Max. FAR w/Bonus	7.0

Bonus Incentive Calculation:

Site Size (2.0 acres)	87,120 SF
Allowable FAR 3.5 (87,120 SF x 3.5 FAR)	304,920 SF Gross Bldg. Area
Proposed FAR 4.0 (87,120 SF x 4.0 FAR)	348,480 SF
Bonus FAR (Proposed FAR – Allowable FAR)	43,560 SF
Bonus Cost Ratio per Bonus SF (Ratio = $165/10)	$16.50/SF
Development Incentive $ for public improvement ($16.50 x 43,560 SF)	**$718,740**

Bonus Amenities ($) Proposed by Developer to be Applied to Incentive ($):

Development Incentive $ for public improvement ($16.50 x 43,560 SF)	$718,740
Pocket-scale Public Open Space Land Value (4,000 SF x $60/sf)	($240,000)
Pocket-scale Public Open Space Improvement Costs ($35/SF based on previous example)	($140,000)
Public Water Feature (located at pedestrian level and incorporated into building design)	($75,000)
Transit Support ($6,250/year for 20 years to Hartline for Intown Trolley service)	($125,000)
Public Art (development is outside of CBD & CD)	($138,740)
Balance:	**$0**

In this example, development of a 4,000 SF pocket-scale public open space (design as reviewed and approved through the parks and recreation department and incorporated into the overall development), provision of public art, a public eater feature, and support dollars to Hartline for the Intown Trolley grants the developer an additional 36 units (at an average of 1200 SF per unit) or 43,560 SF for non-residential uses. This example assumes the land price/value for the public open space area is equal to full value of land before incentive (or the purchase price by city if available in market).

(2) Although the land area set aside for the public open space will not be developed with habitable/usable floor area (calculated as FAR), neither example scenario demonstrates a loss to the developer for development entitlement of that land. It is applied to the overall development with additional bonus FAR given for this amenity. Granted bonus FAR is proportionate to the amenity provided. The scenarios offered apply to any and all of the bonus criteria set forth by the community.

(i) *CBD Periphery Code Review.* The zoning administrator is charged with reviewing the "CBD Periphery Bonus Amenities" list and related requirements, on a semi-annual basis, to determine any change in community needs/desires and general relevance to current market conditions. The zoning administrator shall seek consult from stakeholders, including both public and private entities, to determine any needed text amendments to the regulations set forth in this section. All proposed text amendments shall follow the process as defined in Section 27-394. Said review may include amenity and bonus cost/benefit analyses that consider the following factors:

(1) Any changes to the bonus cost ratio (multiplier)
(2) *Stabilized* rental rates (neighborhood serving commercial/retail) per square-foot of floor area
(3) Public benefit derived from bonus amenities
(4) Developer benefits derived from bonus amenities vs. bonuses received

(5) Negative impacts that result from bonus gain(s) (congestion, air quality, visual impacts, etc.)

(6) Addition, elimination, and *prioritization* of the items on the Bonus Amenities List

Sec. 27-523. Definitions.

Bonus Cost Ratio (multiplier for CBD Periphery): every $1 contribution to the city in the form of a bonus amenity, the developer receives $10 in equivalent development dollars, which then translates to a bonus FAR based on the proposed improvements SF overall development costs.

(87)

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11-9-06 RHF

Policy A-7.8:

The City shall foster improved and innovative mass transit connections between the Central Business District and the urban villages and encourage their use by working with the Hillsborough Area Regional Transit Authority in identifying the need for more direct mass transit routes, special services and/or providing a circulator system serving the urban villages.

Central Business District Periphery Development

The Central Business District Periphery Concept was developed to recognize a transition area appropriate for residential and mixed use projects at higher densities/intensities than the remainder of the City.

Objective A-8: Provide for the development of mixed use or residential projects in appropriate locations within the defined periphery of the Central Business District offer amenities and public benefits beyond those required by law.

Policy A-8.1:

Permit consideration of density/intensity bonuses not to exceed a 100% increase over the existing land use designation, as outlined in the operative provisions of this element for Central Business District periphery projects.

Policy A-8.2:

Projects seeking use of the Central Business District Periphery Bonus provision must ensure compatibility with intensity/density of existing development both within and outside periphery boundaries by transitioning of the project to the lower densities and intensities.

Policy A-8.3:

Require that pedestrian and vehicular traffic generated by development in the Central Business District periphery is accommodated in a manner compatible with the Goal of the Tampa Central Business District - Land Use Policy Plan and protects the surrounding residential development.

Policy A-8.4:

Projects using Central Business District Periphery Bonus shall provide amenities and public benefit beyond those required by law. Projects which provide any of the following amenities will be scored on a point system and will get all, or part, of the CBD Periphery bonus:

a. Housing,
b. Minority and Employment Business Development,

c. Transportation Improvements,
d. Day Care,
e. Pedestrian/Streetscape Improvements,
f. Water and Natural Resources,
g Open Spaces,
h. Public Space,
i. Public Access,
j. Cultural Contributions,
k. Preservation of Historic Structures, and
l. Other innovative amenities or linkages.

Policy A-8.5:
Reserved

Policy A-8.6:
Reserved

The Enterprise Zone

In 1994, Tampa was one of 65 communities selected nationwide to be designated an Enterprise Community. This designation is for defined areas within a community that are experiencing high poverty, unemployment and crime rates. The area designated within Tampa is approximately 11.8 square miles, and it covers many neighborhoods including: Sulphur Springs, Belmont/Jackson Heights, Ybor City, Palmetto Beach, Tampa Heights, most of East Tampa and parts of West Tampa.

Economic development is the main focus for this area, with a secondary focus on human/social programs. The state designated this area simultaneously with the federal designation, and the state permits various types of tax breaks to stimulate economic development. The City's benchmarks for determining positive economic development in this area include increases in employment growth and decreases in poverty levels.

The purpose of this objective area in the Future Land Use Element is to provide land use support for this Enterprise Community. The Enterprise Community is also delineated on the Future Land Use Map for identification purposes.

Objective A-9: Provide land use incentives that will support the continued redevelopment, revitalization and economic redevelopment of the Tampa Enterprise Community.

Policy A-9.1:
Lands divided by more than one plan category may proportionately weigh the floor area ratio over the entire site, and permitted uses within each of the land use

C. Coyle Handout (87)

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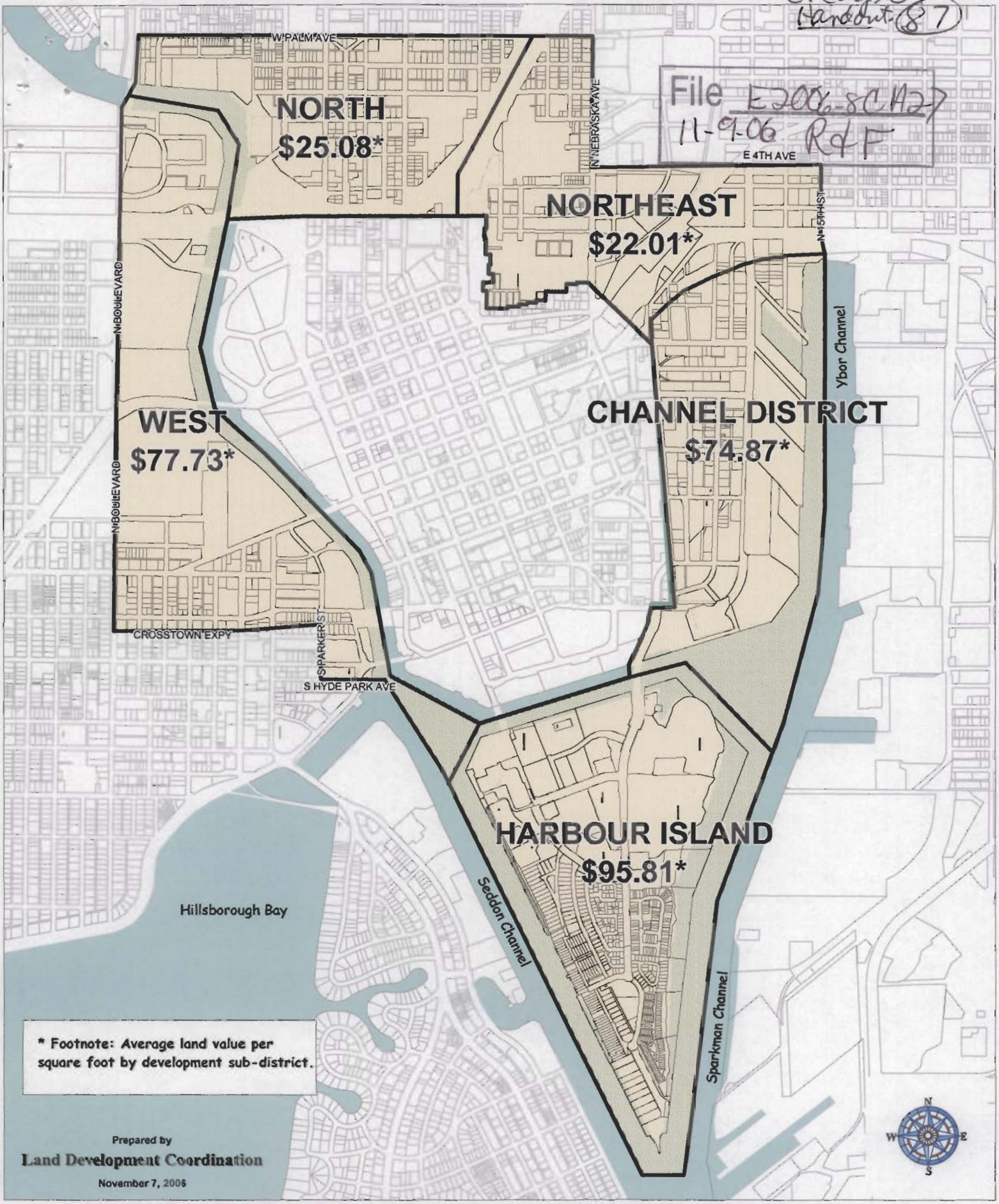

* Footnote: Average land value per square foot by development sub-district.

Prepared by
Land Development Coordination
November 7, 2006

CENTRAL BUSINESS DISTRICT PERIPHERY

Sub-District Development Bonus

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From: Sandy Marshall
To: Land Rezoning Motion Group
Date: 11/6/2006 7:59:21 PM
Subject: Council Motions - November 2, 2006 at 9:00 a.m. - Channel District & CBD Bonus

File E2006-8 CH 27
11-9-06
See motion

Office of the City Clerk
3rd Floor, City Hall
315 E. Kennedy Boulevard
Tampa, Florida 33602
Phone: 813-274-8396
Fax: 813-274-8306

MOTION ACTION REQUEST

COUNCIL SESSION: NOVEMBER 2, 2006 AT 9:00 A.M.

PLEASE SUBMIT ALL WRITTEN RESPONSES DIRECTLY TO THE OFFICE OF THE CITY CLERK BY 5:00 P.M. ON THE MONDAY PRIOR TO THE SCHEDULED THURSDAY MEETING - [NOTE: All written responses must include the original and eight (8) copies for distribution by the Office of the City Clerk to Council and to the Council Attorney.]

TO: Land Rezoning Motion Group

File No. E2006-8 CH 27 - WORKSHOP - (10 Minutes)
Discussion on the Channel District and CBD Bonus Periphery Criteria Ordinance. - (Original motion initiated by Alvarez-White) - (Continued from October 5, 2006)

Motion: (Alvarez-Saul/Sena) That said workshop be rescheduled to November 9, 2006 at 1:30 p.m. Motion carried.

Motion: (Alvarez-Saul/Sena) That the 10/31/06 Draft of Article XIX, The Channel District, submitted by Cathy Coyle, Land Development Coordination, be received and filed. Motion carried.

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File E2006-8CH27
11-2-06 R&F
Cathy Coyle

ARTICLE XIX. THE CHANNEL DISTRICT

Sec. 27-450. Purpose and intent.

The purpose and intent of the Channel District ("CD" or "District") is to provide for a growing mixed-use area which lies between and complements the Central Business District and the Ybor City Historic District. The CD provides for protection of existing uses and a variety of residential, commercial, and industrial uses consistent with the Tampa Comprehensive Plan. The CD also seeks to guide development design according to the desired palette as identified in the "Channel District Community Redevelopment Area Strategic Action Plan." While these regulations allow for the potential for mixed-use development in the Channel District, it is the intent of this article to provide existing industrial, maritime, and commercial uses (specifically related to Port Authority activities) with the opportunity to continue, expand, prosper, and grow.

Per the Strategic Action Plan, the District is evolving dramatically to also include increased tourism, higher density residential, and more intense mixed-use projects. This constant evolution of uses makes the Channel District a unique redevelopment opportunity in the eastern side of downtown peninsula, given its proximity and geographical connection to the Central Business District. The District is on a direct path to becoming a destination with an urban, mixed-use, transit-related neighborhood reflecting the smart-planning concept of locating residences near job centers. Creation of inviting urban spaces through innovative, superior design will add to the economic and social success of the neighborhood.

Geographic location and the historic dependence upon port related activity have influenced the District's development pattern. Even today the District reflects the diverse activities emerging at the Port and its evolution as a tourist destination. The Channel District is facing dramatic change as its future development pattern emerges at the onset of the 21st Century as part of Tampa's emerging downtown neighborhoods.

Sec. 27-451. District and subdistricts established: procedures for rezoning.

(a) District established; boundaries. The Channel District is hereby established as a separate district with subdistricts therein. The boundaries of the District are as follows:

An area within downtown Tampa which is generally located, North of Garrison Channel, South of Tampa South Crosstown Expressway, East of Meridian Avenue, and West of Ybor Channel, and being more particularly described as follows: An area bounded on the North by the Tampa South Crosstown Expressway; on the North beginning at the Tampa South Crosstown Expressway and extending South along the Centerline of Ybor Channel to a point on a line, said point lying on a line which bears North 43 deg. 31 min. West, bisecting the intersection of the Northwesterly Harbour Line of the Ybor Turning Basin and the Westerly Harbour Line of Ybor Channel; thence North 43 deg. 31 min. West, along said line to 13th Street; thence South and Southwesterly along 13th Street to and along Platt Street, to Meridian Avenue; and bounded on the West by Meridian Avenue to the Tampa South Crosstown Expressway.

Any owner of property immediately abutting the boundaries of the Channel District as herein described, and zoned PD or PD (A) on the date of adoption of this Article XIX, The Channel District, may petition the city to expand the PD or PD (A) into the Channel District boundaries, provided such expansion does not enlarge or intensify the existing development rights under the PD or PD (A) as it existed on the date of adoption of Article XIX. If such petition is approved by the city, the above-referenced boundaries of the Channel District will be modified to exclude the expanded PD or PD (A) property.

(b) Subdistrict established. The following CD zoning subdistricts shall be the only zoning districts permitted within the CD:

(1) CD-1. This zoning subdistrict is appropriate for a variety of residential, commercial, and industrial uses with an urban and pedestrian development pattern.

(2) CD-2. This zoning subdistrict is appropriate for those uses and/or structures exceeding those dimensional and intensity criteria set forth in the CD-1 subdistrict.

(c) Procedures for rezoning to CD subdistricts.

(1) A property owner requesting a rezoning to CD-1 shall be governed by the parcel rezoning procedures set forth in Article XVI of this chapter.

(2) A property owner requesting a rezoning to CD-2 or an amendment to a CD-2 zoned property shall be governed by the parcel rezoning procedures, the site plan controlled rezoning review procedures, and the provisions of this article, all as set forth in this chapter. A property owner requesting a CD-2 rezoning shall be required to submit an application for design approval at the time of submission of the rezoning application, or at the time of submission of a commercial site plan application.

Sec. 27-452. Official schedule of permitted principal, accessory and special uses.

(a) Except as otherwise specifically provided in this chapter, the use of land, water and structures within the CD shall only be permitted in accordance with Table 19-1, Schedule of Permitted Principal, Accessory and Special Uses. All other uses of land, water and structures in the CD which are not expressly listed in Table 19-1 are prohibited uses and shall not be established in the CD.

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

Table 19-1
SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AN SPECIAL USES

LEGEND: X--Permitted principal use S1--Special use, zoning administrator review S2--Special use, city council review A--Permitted accessory use Blank--Prohibited use	CD-1	CD-2
Uses[1, 2]		
Group A		
Bed and breakfast	X	X
Congregate living facility	S1	S1
Dwelling, multiple family	X	X
Dwelling, single family detached[4]	X	X
Dwelling, single family semi-detached[4]	X	X
Dwelling, single family attached[4]	X	X
Dwelling, two-family	X	X
Extended family residence	X	X
Home occupation	X	X
Professional residential facilities:		
Recovery Home A	S2	S2
Recovery Home B	S2	S2
Residential treatment facility	S2	S2
Life care treatment facility	S2	S2
Group B		
Accessory use to a permitted principal or special Group B use	A	A
Place of religious assembly	X	X
Clinic	X	X
Club	X	X
College	X	X
Day care and nursery facility	X	X
Day care and nursery facility (number limited to five (5) children	X	X
Fraternity or sorority	X	X
Funeral parlor	X	X
Hospital and associated uses	X	X
Hotel and motel	X	X
Public cultural facility	X	X
School	X	X
School, vocational	X	X
School, business	X	X
School, trade	X	X
Security guard quarters	A	X
Group C		
Accessory use to a permitted principal or special Group C use	A	A
Bank	X	X

Bar and lounge	X	X
Catering shop	X	X
Cigar factory	X	X
Commercial communication tower	S2	S2
Drycleaning plant, small	X	X
Hazardous materials (port-related activities)	S1	S1
Heliport, helistop	X	X
Interim parking[8]	X	
Kennel (limited to 15 animals)	X	X
Laboratory, dental and mental	X	X
Maintenance or storage facility (port-related activities)	X	X
Manufacturing, heavy (port-related activities)	X	X
Manufacturing, light	X	X
Marina	X	X
Nursing (care facility), convalescent and extended care facility	X	X
Office, business, and professional	X	X
Office, medical	X	X
Parking, off street		
Principal use	X	X
Accessory use[6]	A	A
Commercial use	X	X
Parking, temporary	S1	S1
Personal services	X	X
Pharmacy	X	X
Place of assembly	X	X
Printing, light	X	X
Printing and publishing	X	X
Public service facility	X	X
Public use facility	X	X
Radio/television studio	X	X
Recreation facility, commercial		
Indoor	X	X
Outdoor	X	X
Recreational facility, private	X	X
Research activity	X	X
Restaurant	X	X
Retail sales, convenience goods	X	X
Retail sales, distilled beverages	X	X
Retail sales, gasoline	X	X
Retail sales, lawn and garden shop	X	X
Retail sales, shopper's goods	X	X
Retail sales, specialty goods	X	X
Reupholstery	X	X
Special event parking[7]	X	X

Storage open[6]	A[2]	A[2]
Storefront/residential office	X	X
Storefront/residential commercial	X	X
Temporary Film Production[9]	X	X
Transportation service facility	X	X
Utility transmission site	S2	S2
Vehicle repair, major	X	X
Vehicle repair, minor	X	X
Vehicle sales and leasing	X	X
Vermin control and related services	X	X
Veterinary office	X	X
Warehouse and wholesale trade	X	X
Warehouse, mini	X	X
Water transport	X	X

Notes:
[1]Except as noted in Footnote #6 below, or as may be required in a CD-2 rezoning site plan, uses in the Channel District are exempt from the buffering requirements of section 27-130, with the exception of buffer standards as they apply to solid waste facilities.
[2]The ability to establish a permitted use on a parcel of land is contingent on compliance with all land development regulations, including but not limited to concurrency, drainage, environment regulations, and parking requirements.
[3]Uses in CD-2 shall be consistent with the Tampa Comprehensive Plan.
[4]See section 27-137 for applicable residential design standards.
[5]See section 27-126 for accessory parking requirements.
[6]See section 27-138 for buffering requirements for open storage.
[7]See section 27-246.1(b) for special event parking regulations.
[8]See Section 27-246.1(a) for interim parking requirements.
[9]See Section 27-150 for regulations applicable to Temporary Film Production. Additionally, the Section 27-130 buffer requirements shall not apply to this use.

Sec. 27-453. Official schedule of dimensional regulations.

Except as otherwise specifically provided in this chapter, the minimum lot size and width, minimum required yards, mandatory yards, maximum height, and maximum density and F.A.R. shall be as shown in Table 19-2, Schedule of Dimensional Regulations.

Table 19-2
SCHEDULE OF DIMENSIONAL REGULATIONS

	CD-1	CD-2
Yard Dimensional Ranges:		
Mandatory Front Yard[1,5]		
11th Street:	5 feet	5 feet
12th Street:	5 feet	5 feet
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)	60	175[3]
Maximum F.A.R.	3.5	3.5[4]
Maximum density	Per Comprehensive Plan	Per Comprehensive Plan

Notes:
[1]Front yards set at 0 feet for all other streets.
[2]Corner yards set at 0 feet for all other streets.
[3]Building height may be considered above 175 feet up to the maximum height as prescribed by the HCAA/FAA. For each 10 feet of building height above 60 feet, the required yards shall be increased by 1 foot.
[4]Bonus FAR considered above 3.5, pursuant to requirements of sections 27-329 and 27-459.
[5]Arcades may be set at 0' for any yard adjacent to a public street.

Sec. 27-454. Parking requirements.
The regulations set forth in Article X shall apply in the Channel District except as modified herein.

(a) *Off-street parking requirements.* Any building in the CD that is erected, expanded, increased in floor area or seating capacity, or changes its use, or in which a new use is established, shall meet the applicable parking requirements as set forth in Table 19-3, Table of Required Parking Spaces.

TABLE 19-3

Use	Spaces	Per Unit
Bank	3	1,000 sq. ft. (GFA)
Bar and lounge	0.2 or 28.0	seat 1,000 sq.ft of assembly area
Catering shop	3	1,000 sq. ft. (GFA)

Cigar factory	3	1,000 sq. ft. (GFA)
College	0.5	student
Congregate living facilities:		
Adult family home	1	dwelling unit
Group care facility	1	dwelling unit
Emergency shelter	1	dwelling unit
Emergency shelter home	1	dwelling unit
Foster care home	1	dwelling unit
Day care and nursery facility	0.5 Plus 1	employee vehicle operated by facility
Dwelling, multiple family	1	Bedroom/studio and/or efficiency unit; maximum 2 spaces per unit
Dwelling, single family	1	Bedroom; max 2 spaces per unit
Hospital and associated uses	1	bed
Hotel and motel	1	room
Maintenance or storage facility	.6	employee
Manufacturing	.6	employee
Marina	2.0	Slip or berth
Marina sales and repair	1.0 + 2.0	employee 1,000 sq. ft. (GFA)
Nursing, convalescent and extended care facility	0.3	bed
Office, business and professional	1	1,000 sq. ft. (GFA)
Performing art studio	3.6	1,000 sq. ft. (GFA)
Personal services	5	1,000 sq. ft. (GFA)

Pharmacy	3	1,000 sq. ft. (GFA)
Place of assembly (e.g. theaters)	0.2 or 28.0	seat 1,000 sq. ft of assembly area
Place of Religious Assembly	0.2	seat
Printing, light	1	1,000 sq. ft. (GFA)
Printing, publishing	1	1,000 sq. ft. (GFA)
Public cultural facility	2	1,000 sq. ft. (GFA)
Public service facility	1	employee
Public use facility	2	1,000 sq. ft. (GFA)
Radio and TV studio	1	1,000 sq. ft. (GFA)
Recreational facility, commercial	3	1,000 sq. ft. (GFA)
Recreational facility, private	3	1,000 sq. ft. (GFA)
Research activity	1	1,000 sq. ft. (GFA)
Restaurant	0.3	seat
Retail sales, convenience goods	3	1,000 sq. ft. (GFA)
Retail sales, distilled beverages	3	1,000 sq. ft. (GFA)
Retail sales, shopper's goods	3	1,000 sq. ft. (GFA)
Retail sales, specialty goods	3	1,000 sq. ft. (GFA)
School	1	classroom
School, business	0.5 + 1	student staff member
School, trade	0.5 + 1	student staff member
School, vocational	0.5 + 1	student staff member

Service station	3	1,000 sq. ft. (GFA)
Transportation service facility	3	1,000 sq. ft. (GFA)
Vehicle repair	3	1,000 sq. ft. (GFA)
Veterinary office	2	1,000 sq. ft. (GFA)
Warehouse	.6	employee
Wholesale trade	2	1,000 sq. ft. (GFA)

(b) *Alternative compliance.* Except for single-family detached, semidetached, and two-family dwellings, half of the required number of off-street parking spaces shall be surfaced with asphaltic or portland cement binder pavement or an equivalent improvement so as to provide a durable and dustless surface. In making a determination as to the suitability of an equivalent improvement, the city traffic engineer shall find that such improvement:

(1) Provides a safe and permanent surface, suitable for the quantity and quality of traffic expected to use it; and

(2) Provides a surface that will accept permanent delineation of parking spaces, aisles, accessways and maneuvering areas; and

(3) Provides a surface that will not contribute to erosion or sedimentation, either on-site or off-site; and

(4) Provides a surface that meets the design standards of the department of public works.

The balance of the required parking spaces may be a hard rock surface which must be provided with bumper stops or other department of public works approved methods of delineating parking spaces.

(c) *In-lieu parking payments.* Within the Channel District, development subject to compliance with subsection (a) above shall comply with the off-street parking requirements utilizing one of the following methods:

(1) Making payments which shall be contributed to a parking fund specially set aside to provide parking for the Channel District; or

(2) Providing on-site parking spaces; or

(3) Any combination of items (c)(1) and (c)(2) above which together will meet the requirements of subsection (a).

The amount of the payment shall be established by resolution of the city council; no building permits shall be issued until the complete payment has been received by the city.

(d) *Variance and waiver procedure.* Variances to the number of required parking spaces may be granted by the department of public works pursuant to the standards set forth in section 27-245. City council may vary or waive the number of required parking spaces if a variance or waiver is denied by the department of public works; additionally city council may vary or waive the in-lieu payment. City council hearings to consider variances or waivers of the number of required parking spaces or the in-lieu payment shall be held in accordance with the procedures set forth in section 27-267(b)(2), S-2 Special use permits.

Sec. 27-455. Development design approval and procedures.

(a) Design approval; when required; submission of application.

(1) *Design approval required.* Any property owner or agent thereof proposing to erect a building or structure or conduct major renovations on any building or structure in the Channel District, for which building permit applications are submitted after the effective date of this article shall obtain design approval for said building or structure by complying with the provisions of this section and the Channel District Development Design standards, set forth in section 27-455. Provided, further, any property owner rezoning to CD-2 for any purpose, including non-major renovations, shall obtain design approval by complying with the provisions of this section and the Channel District Development Design Standards set forth in section 27-455.

(2) *Submission of application.* An application for design approval shall be submitted to the urban design manager at the same time as an application for commercial site plan review as required by Chapter 5 of this Code, unless design approval was already obtained at time of a rezoning to CD-2.

(b) Review procedure.

(1) *Pre-application conference.* Any property owner or agent thereof required to obtain design approval shall schedule a pre-application conference with the urban design manager prior to the submission of an application for design approval. For those developments seeking consideration of any bonus criteria through the site plan rezoning process, a pre-application conference shall also be scheduled with the zoning administrator for evaluation of those proposed items. The pre-application meeting will serve as an initial exchange of information in order for the applicant to receive a better understanding of the city's standards and requirements for the Channel District and at the same time, the city obtains information related to the applicants proposed use and location.

(2) *Submission requirements.* All applications for design approval shall contain the following items:

a. Site plan showing all improvements, existing conditions, and dimensions of the site and building as well as adjacent streets.
b. Landscape plan, which may be incorporated into site plan, showing preliminary plant material (existing and proposed) with specific information as to location.
c. Typical floor plan with major use categories as necessary to describe all levels of building.
d. Exterior elevations of all sides with general material designations.
e. Sketches of signs, locations, and their dimensions.
f. General exterior color description, including signs.
g. Exterior perspective character sketch in color at the pedestrian level. This drawing may be a sketch perspective rendered in sufficient detail using any color medium such as markers or colored pencil, etc.

h. Streetscape plan detailing all required public realm features, such as street furnishings, lighting, art, plantings, etc.

(3) *Review of design approval application.* The urban design manager shall review applications for design approval to ensure the visual and aesthetic intent of this article is met. For those developments seeking consideration of any bonus criteria through the site plan rezoning process, the zoning administrator shall be responsible for evaluation of those proposed items.

(c) Approval, denial and appeals.

(1) *Approval/denial.* When design approval is required for a project, review for design approval shall be conducted concurrent with commercial site plan review required by Chapter 5 of the City of Tampa Code. Approval or denial shall be reported to the applicant in writing. If denied, the reasons for denial shall also be reported to the applicant in writing, including citations to the code sections with which the application is inconsistent. The applicant shall be given a reasonable opportunity to address the reasons or basis for denial and resubmit the application. Approval or denial of such resubmission shall also be provided to the applicant in writing.

(2) *Appeals.* If an application is denied after resubmittal, the applicant may appeal the denial to the City of Tampa City Council, who shall make the final determination as to whether the application complies with the provisions of this article. All appeals to city council shall be filed in accordance with section 27-373.

Sec. 27-456. Designation of Corridors.

(a) *Designation of Gateways.* Iconic elements and public art help to provide neighborhood identity at gateway locations throughout the Channel District. Where appropriate, provide gateway monuments through local artists design competitions. Gateways shall occur in several key locations in the Channel District. See Figures 19-1(a) and (b) for a map of gateway locations.

Major Gateways – significant entries into the District shall contain major identity elements and enhancement.

- Intersection of Twiggs Street and Meridian Avenue
- Intersection of Channelside Drive and Meridian Avenue
- Intersection of Cumberland Street and Channelside Drive
- Any location along Channelside Drive between Twiggs Street and Lee Roy Selmon Crosstown Expressway

Secondary Gateways – areas where smaller pedestrian scale identity elements shall occur.

- Intersection of Kennedy Boulevard and Meridian Avenue
- Intersection of Jackson Street and Meridian Avenue
- Intersection of Whiting Street and Meridian Avenue

Standard streetscape design for the District includes the following basic requirements:

- 10' wide sidewalks
- Street trees (shade variety) at a minimum 30' intervals
- Inclusion of on-street parking (9' x 24' stalls)
- Placement of trash receptacles, benches, transit stops, and decorative street lighting
- For those developments that propose streetscape improvements above the minimum standard to achieve bonus FAR/intensity, the proposed design shall meet adhere to the applicable design palette, as depicted in Figures 19-2 through 19-9.

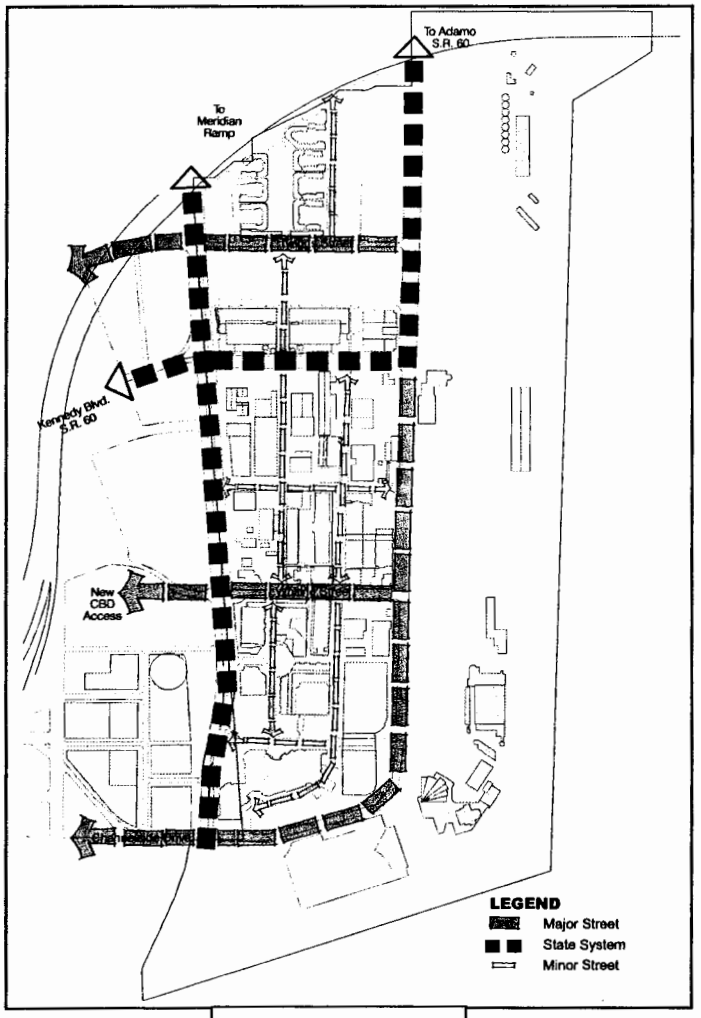


Figure 19-1(a)

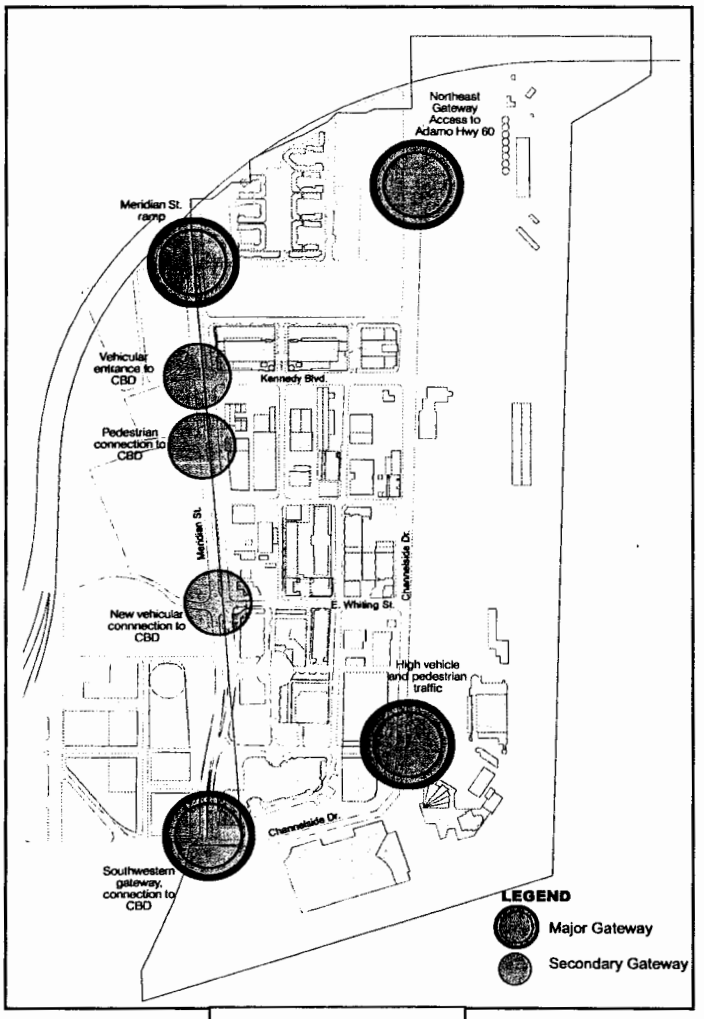


Figure 19-1(b)

(b) Streetscape design and layout.

(1) *Channelside Drive*. This key corridor provides significant community identity and vitality through the adjacent publicly owned facilities and transportation systems. Channelside Drive is an urban 4-lane road with 100 feet right-of-way. North of Kennedy Boulevard, it is a state regulated facility. In that location, placement and maintenance of design enhancements must comply with FDOT design standards.

Improvements to the corridor are needed to increase pedestrian activity, extend active land uses along the east side of the right-of-way, and support increased transit use. Enhanced pedestrian access to Streetcar stations shall be provided. A minimum four (4) foot buffer zone along the curb including a combination of cobblestone pavers and landscape area shall be provided on both sides of the right-of-way. A minimum fifteen (15) foot sidewalk is required on the south or east side of the right-of-way. See Figures 19-2 and 19-3 for streetscape concept and cross-section concept.

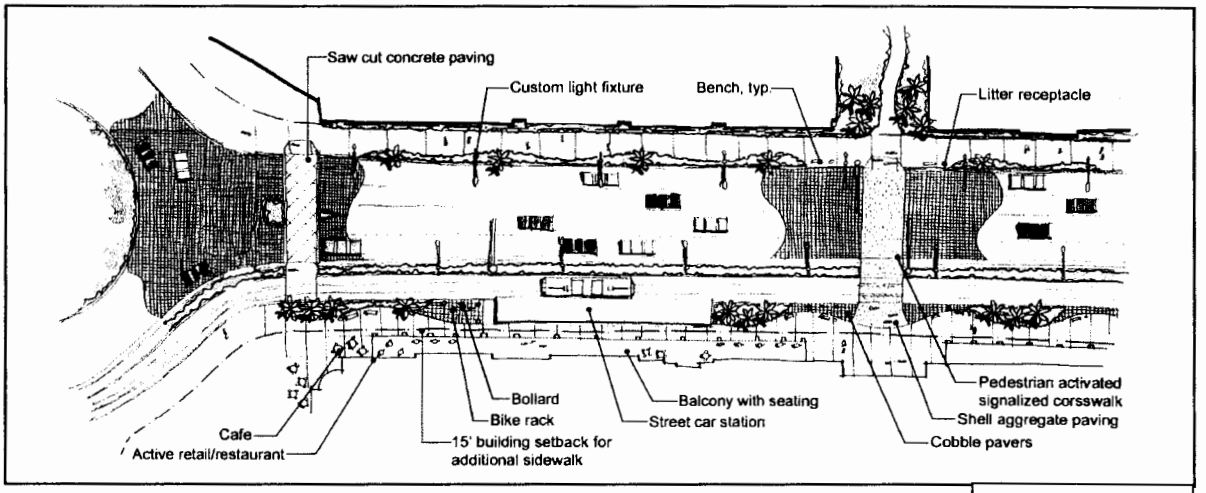
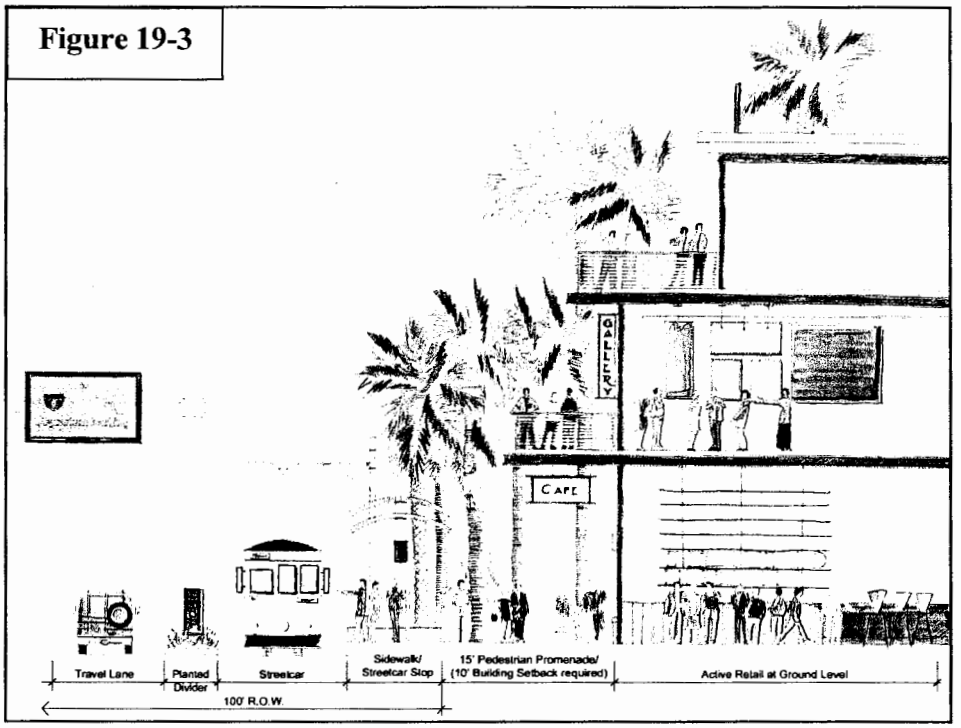


Figure 19-2

Figure 19-3



(2) *Kennedy Boulevard / SR 60*: This corridor provides direct connection between the Central Business District and Ybor City. It is depicted as an urban 5-lane road. As a state regulated facility, placement and maintenance of design enhancements must comply with FDOT design standards. Safe pedestrian crossings are required to ensure

that the corridor does not create physical barriers for pedestrians within the District. A minimum four (4) foot buffer zone along the curb including a combination of cobblestone pavers and landscape area shall be provided on both sides of the right-of-way. See Figures 19-4 and 19-5 for streetscape concept and cross-section concept.

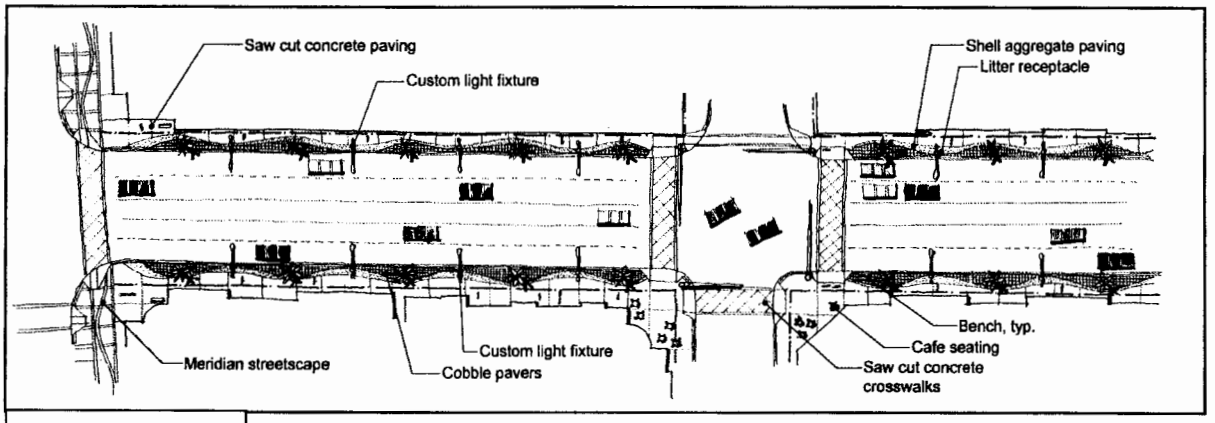


Figure 19-4

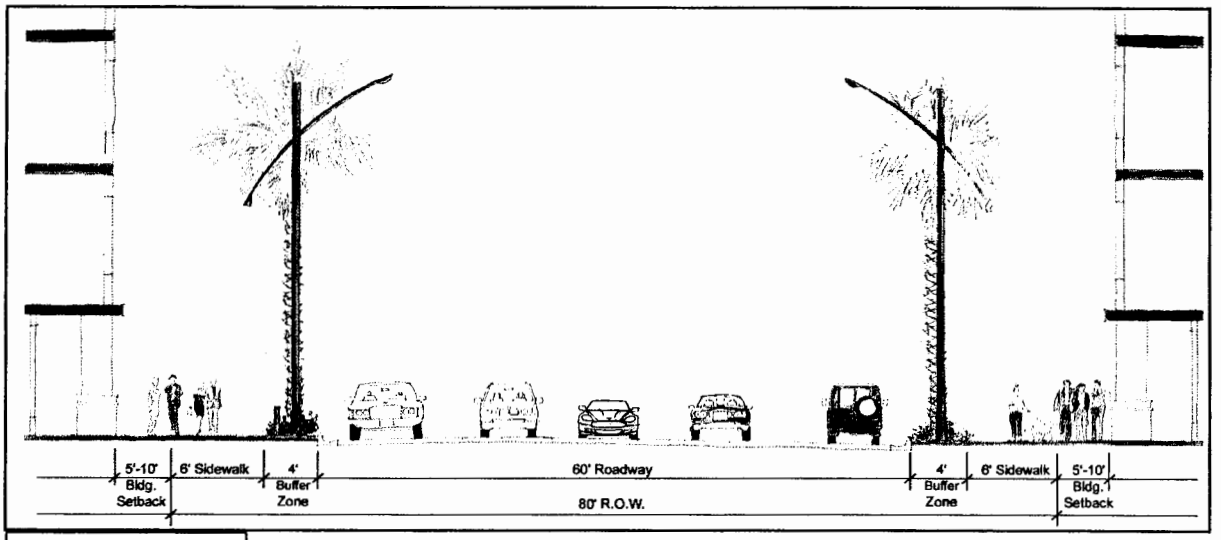


Figure 19-5

(3) *Twiggs Street*: This corridor provides a direct connection between the Central Business District, the Channel District, and Channelside Drive. Additionally, it provides access to the Lee Roy Selmon Crosstown Expressway. Twiggs Street in the District is an urban 4-lane road with 80 feet right-of-way. On-street parking shall be provided on the north side of the right-of-way. A ten (10) foot wide City urban trail shall be provided on the south side of the right-of-way. A minimum four (4) foot buffer zone along the curb including a combination of cobblestone pavers and landscape area shall be provided on both sides of the right-of-way. See Figures 19-6 and 19-7 for streetscape concept and cross-section concept.

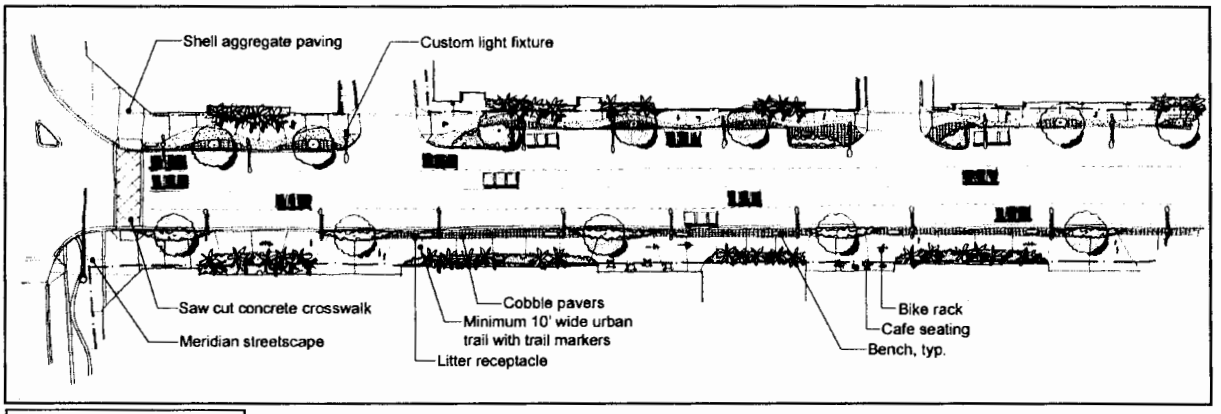


Figure 19-6

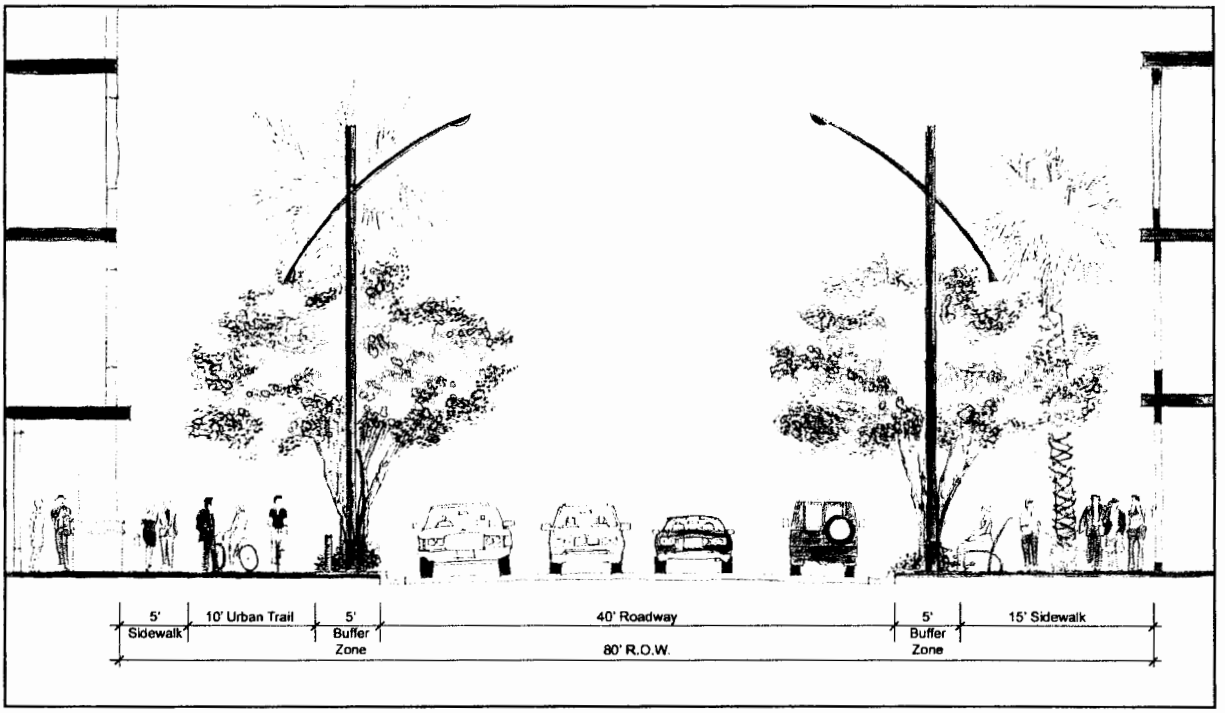


Figure 19-7

(4) *Interior Streets*: The remaining interior street corridors provide interconnections throughout the District. North-south streets are depicted as a typical 2-lane urban cross section, with on-street parking on both sides of the right-of-way. East-west streets are 2-lane urban cross-section with a continuous left turn lane and on-street parking on one side of the street. Pedestrian crosswalks and mid-block crossings are proposed to provide safe and convenient pedestrian movements. See Figures 19-8 and 19-9 for streetscape concept and cross-section concept.

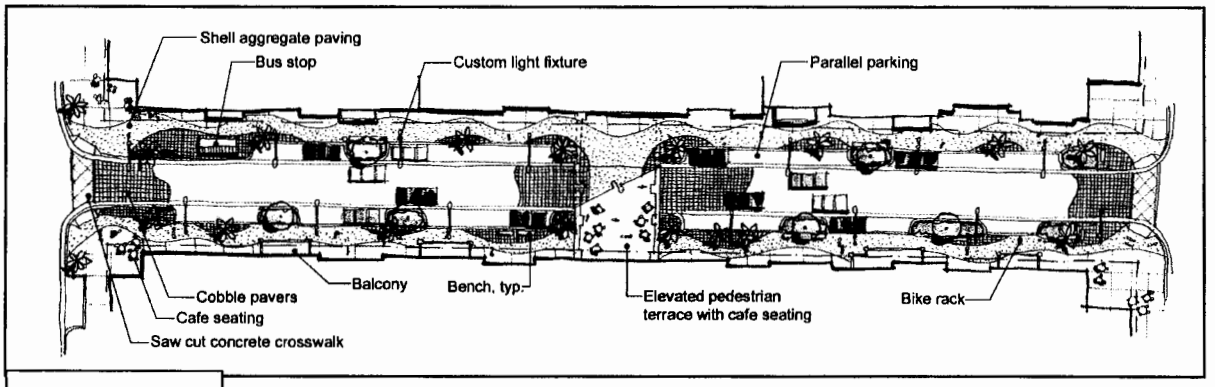


Figure 19-8

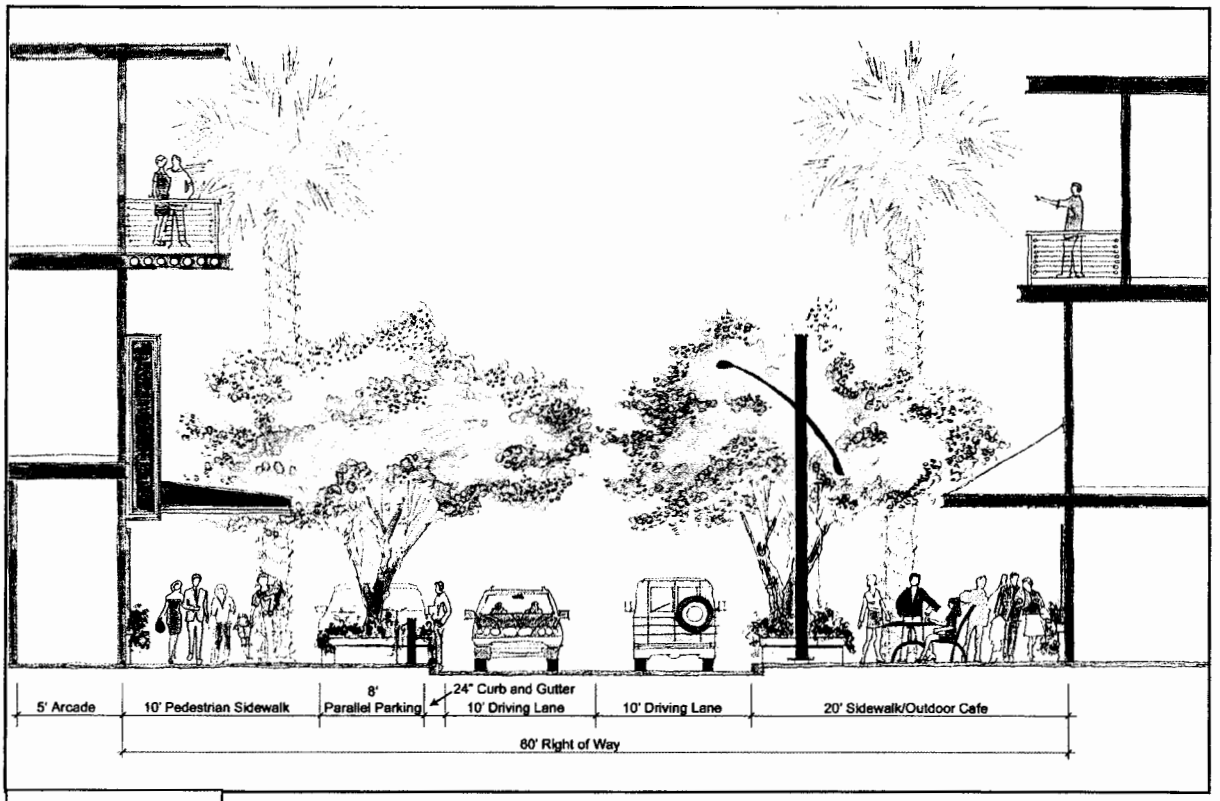


Figure 19-9

Sec. 27-457. Development site and building design standards.

(a) Compliance. Compliance with the standards included herein shall be required in order to obtain design approval.

(b) General site and building design standards.

(1) Neighborhood serving commercial uses, including general retail, restaurant, and/or personal services, shall be located on the ground floor and may extend to the 2nd and 3rd floor for a specific user. Furthermore, the location of said uses within the ground floor, assists in the creation of pedestrian interaction and connectivity to the public right-of-way.

(2) Developments shall provide shade and weather protection for pedestrians along public rights-of-way. This may be accomplished through the use and incorporation of awnings, canopies, arcades, etc. The intent of this standard is to provide weather protection for pedestrian traversing the sidewalk adjacent to the structure. In the rare instance that a surface parking lot is placed at grade and adjacent to a public sidewalk, the proposed streetscape trees shall be increased in caliper and canopy spread, so as to fully shade said public sidewalk.

(3) Developments shall provide outdoor building light fixtures, which complement the architecture, at all points of ingress/egress from the structure. The light level shall be a minimum of one (1) foot candle.

(5) Telephones, vending machines, or any facility dispensing merchandise shall be confined to a space built into the building or buildings, or designed as a separate structure compatible with the main building or the theme of development.

(6) Parking shall be located on the street (if approved by department of public works), or on the side or rear of the buildings. However, in regard to the property between 13th Street and the Ybor Channel, for water transport and other water dependent uses, parking also may be located in the front of buildings.

(7) Vehicle access and circulation for new development shall not impede pedestrian circulation. This may be accomplished by limiting the frequency and placement of curb cuts, by allowing adjacent property owners to share the same entrance and exit driveway to parking, and/or by utilizing a variation on materials to delineate pedestrian areas.

(8) Utilities shall be placed underground.

(9) The design of new buildings or structures and major renovations, specifically the design of building facades, shall demonstrate due respect and consideration for their context within the District; however, developments are not mandated to resemble one another or to utilize the same architectural style as that of an adjacent structure, in order to be compatible. Compatibility can be achieved through the proper consideration of scale, proportion, site planning, landscaping, materials, etc.

(10) Building surfaces, walls, and roofs shall, however, consider complimenting each other in regard to materials, texture, color, etc. In most cases, mixing facade materials is acceptable but there may be extreme situations where mixing materials such as brick and stone are uncomplimentary and therefore not recommended.

(c) General on site landscaping standards.

(1) Provide landscaping with color where a new building or structure or major renovation encompasses the entire site, by introducing color and plantings with flowers (window boxes or flowering vines).

(2) Landscape designs shall be integrated into the overall design concept. Landscaping schemes shall consider the design of the structure, adjacent structures, the surrounding areas and the streets.

(3) A variation in color shall be reflected in the landscape design by use of flowers, flowering plants, or different types of landscaping which result in colorful and complementary schemes.

(4) Landscaping shall be used to screen objectionable areas located on ground level such as trash and garbage service areas, and outside mechanical equipment (i.e., air conditioning condensers), unless screened through an alternative architectural/structural design.

(d) General sign standards. The following sign standards shall apply to new buildings or structures and major renovations in the CD and shall be in addition to the sign regulations set forth in Chapter 20.5; where inconsistent, the more restrictive shall apply.

(1) No signs are to abut at the corner of a building. A minimum clearance of ten (10) feet shall be required between such signs. A minimum clearance of four (4) feet shall be maintained between signs on the same facade.

(2) All signage shall be placed on or attached to the building façade, canopy, awning, or marquee. Exceptions to this would include small directional, entrance or exit signs where warranted.

(3) Awning signs may be located at a tenants main entry under an awning and is intended for pedestrian communication. The sign must be at a right angle (perpendicular) to the exterior wall. Each tenant is allowed one non-illuminated sign only. The tenant name may be placed on the both faces of the sign. The maximum dimensions for the sign are as follows: four (4) feet long, one (1) foot high and six (6) inches thick. The maximum height for the lettering shall be six (6) inches. The bottom of the sign must be a minimum of seven (7) feet above the sidewalk.

(e) Waterfront access.

(1) All new buildings or structures and major renovations located in an area bounded by the Crosstown Expressway, 13th/Platt Streets (Channelside Drive), Beneficial Boulevard, and the Ybor/Garrison Channels shall provide public access points to, and along, the water's edge. Where feasible, independent waterfront overlook areas for pedestrians may be developed at dead-ends of existing rights-of-way at the water's edge, or along dock areas which may have intermittent use and allow public access when the property owner's scheduling permits.

(2) Where feasible, public access along the water's edge shall be incorporated into the designs of all new buildings or structures and major renovations located adjacent to the Channel District waterfront.

(f) Encroachments. Encroachments into the public right-of-way for awnings, awning signs or architectural features may be authorized administratively through the commercial site plan review process.

A separate encroachment application for awnings or architectural features will not be required provided the projections comply with the following criteria:

(1) Such features shall be at least eight (8) feet above grade and have a maximum projection into the right-of-way of six (6) feet.
(2) Building columns are prohibited from projecting into the right-of-way.
(3) Encroachments shall leave street corners free of obstruction to allow for safe traffic movement and proper placement of utilities.
(4) Proper lighting underneath overhangs shall be provided and maintained by the property owner.
(5) A hold harmless agreement must be signed by the owner and submitted to, and approved by, the city attorney's office prior to issuance of building permits.

A separate encroachment application for awning signs will not be required provided the projections comply with section 27-455(f)(3) and a hold harmless agreement is provided.

Sec. 27-458. Public open space design concepts; community-scale, neighborhood-scale, pocket-scale.

(a) Per the "Channel District Community Redevelopment Area Strategic Action Plan," it was determined that the district was in need of a minimum of one (1) community-scale space (2 acre minimum), four (4) neighborhood-scale spaces (0.5 acre minimum), and eight (8) pocket-scale spaces (0.10 acre minimum), see Figures 19-11 through 19-14.

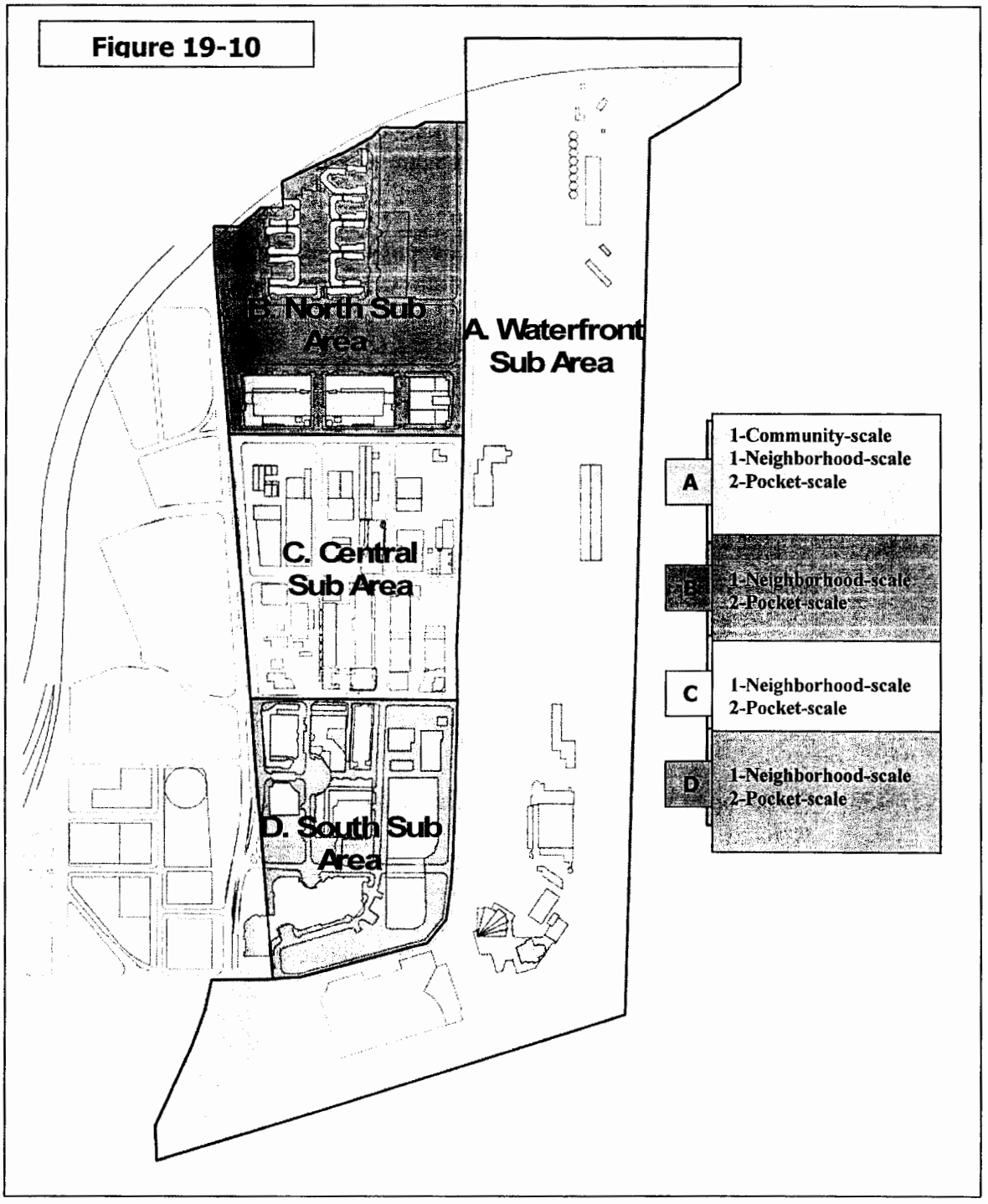


Figure 19-10
B. North Sub Area
A. Waterfront Sub Area
C. Central Sub Area
D. South Sub Area
1-Community-scale
1-Neighborhood-scale
2-Pocket-scale
A
1-Neighborhood-scale
2-Pocket-scale
B
1-Neighborhood-scale
2-Pocket-scale
C
1-Neighborhood-scale
2-Pocket-scale
D

(b) For those developments that propose public open space amenities to obtain bonus FAR, in accordance to this section, the minimum standards and design concepts shall apply:

(1) Community-scale space shall be a minimum of 2 acres and shall follow the general design concept of Figure 19-12:

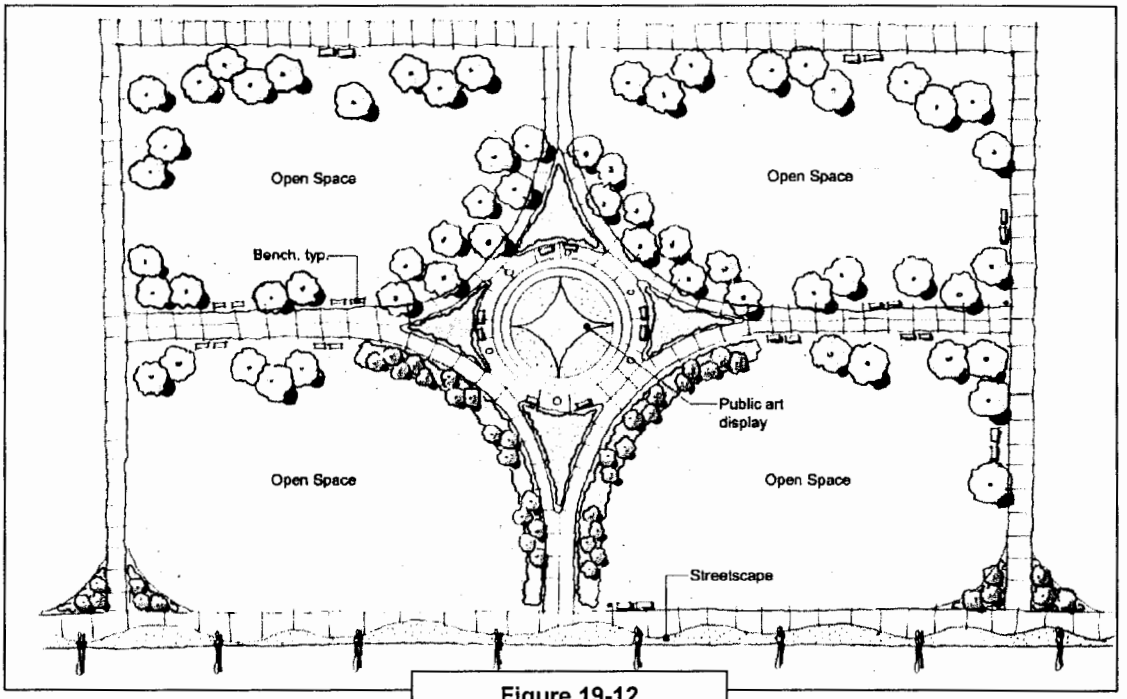


Figure 19-12

(2) Neighborhood-scale space shall be a minimum of 0.5 acres and shall follow the general design concept of Figure 19-13:

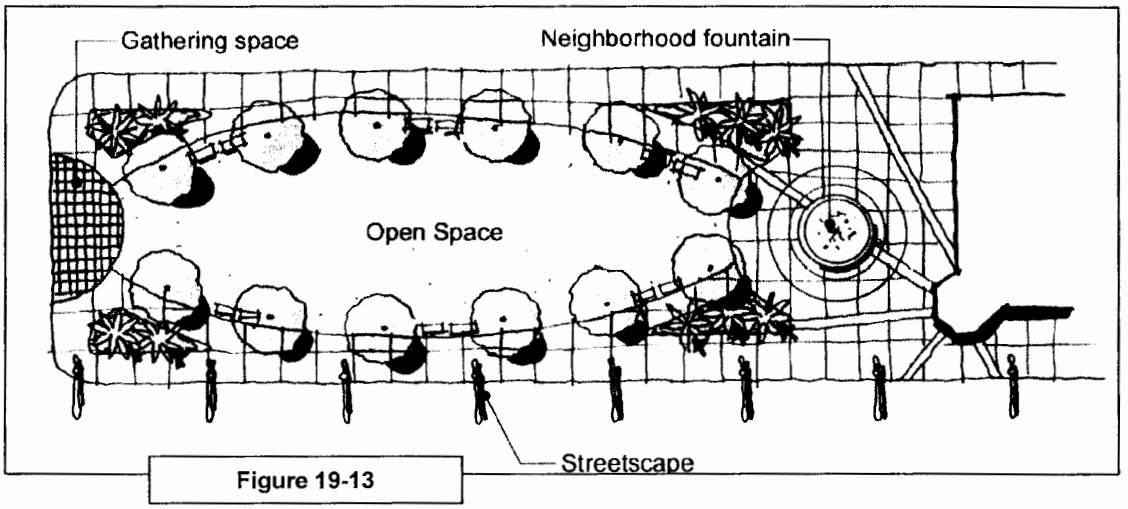


Figure 19-13

(3) Pocket-scale space shall be a minimum of 0.10 acres and shall follow the general design concept of Figure 19-14:

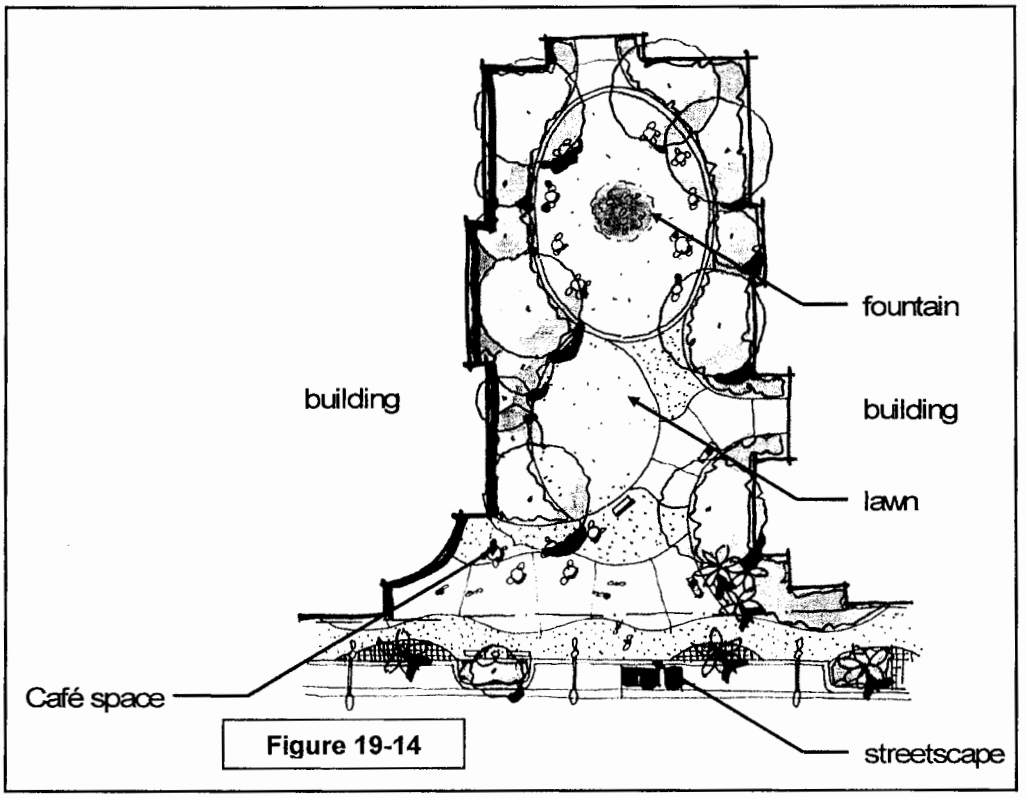


Figure 19-14

Sec. 27-459. Channel District Bonus Amenities.

(a) In order to receive any bonus in FAR, a property owner and/or developer shall adhere to the "CBD Periphery Bonus Methodology," including the process and procedures included therein, as set forth in section 27-329. The property owner and/or developer shall select items from the "Channel District Bonus Amenities" list, as set forth herein, for consideration of bonus floor area ratio. Any proposed FAR bonus shall provide a sufficient reward so that developers are naturally inclined to include those amenities within their respective project(s).

(b) The zoning administrator is charged with reviewing the "Channel District Bonus Amenities" list and related requirements, on a semi-annual basis, to determine any change in community needs/desires and general relevance to current market conditions. The zoning administrator shall seek consult from stakeholders, including both public and private entities, to determine any needed text amendments to the regulations set forth in this article. All proposed text amendments shall follow the process as defined in Section 27-394. Said review may include amenity and bonus cost/benefit analyses that consider the following factors:

(1) Any changes needed in the bonus cost ratio (multiplier)
(2) Current construction costs for bonus amenities

(3) Public benefit derived from bonus amenities
(4) Developer benefits derived from bonus amenities vs. bonuses received
(5) Negative impacts that result from bonus gain(s) (congestion, air quality, visual impacts, etc.)

(b) Channel District Bonus Amenities

The following list represents those bonus Amenities identified as applicable to the City of Tampa CBD Periphery, per the Future Land Use Element of the Tampa Comprehensive Plan and identified in the "Channel District Community Redevelopment Area Strategic Action Plan":

(1) Community Enhancement Amenities
a. Affordable and/or Attainable Housing
b. Public Open Space (scaled appropriately for each subdistrict)[1]
c. Channelside Drive Promenade (minimum length to meet width of project along Channelside Drive)[1]
d. Riverwalk Improvements
e. Mid-block Pedestrian Connectors (through-building)
f. Bicycle Accommodation (on road bicycle lanes, bicycle lockers)
g. Artist Studio, Display, Indoor/Outdoor Performance Space
h. Transit Support (contribution to trolley service, Intown Trolley, bus shelters)[1]
i. Public Parking (open to the general public for daily use; minimum 0.25 space/space provided)[1]
j. Fire/Rescue Site[1]
k. Child Care Center Space
l. Leadership in Energy and Environmental Design (LEED) Certified Construction (higher level certification may result in additional bonus FAR being granted)
m. Enhanced Landscaping

(2) Public Realm Amenities
a. Enhanced Public Access to Waterfront
b. Enhanced Street Design[1]
c. Increased Sidewalk Area[1]
d. Public Art (beyond the minimum requirement)
e. Public Water Features (large fountains, waterfalls, wall mounted water elements)

[1]For those developments that propose to incorporate the following amenities, the development shall receive an additional 0.10 in floor area ratio (FAR) per amenity.

Sec. 27-460. Specific definitions.

For purposes of this Article XIX, The Channel District, the term "water transport" shall have the following definition:

Water transport: An area of land or water which is used for activities related to freight and passenger transportation on the open seas, inland waters or waterways; marine cargo handling operations; cargo loading and unloading; ship docking; the use, operation and maintenance of piers, channels, anchorage areas, jettys, breakwaters, harbors, canals, locks, waterways, tidal and turning basins; wharves, berths, docks, piers, quays, slips, bulkheads, public landings, terminal storage and shedding facilities; warehouses, storage, refrigeration, cold storage and quick freezing plants; stockyards; elevators; shipyards; marine railways; dry docks; marine service, maintenance, and repair facilities; laying up of ships, including refueling; ship repair, including dry dock facilities; fuel storage and transmission facilities; pipelines; terminal railway facilities, including rolling stock, belt-line railroad ferries and car ferries; police boats; bridges; causeways; terminals; cruise ship facilities; facilities for the loading and handling of passengers, mail, express freight and other cargo; administrative offices; and other uses compatible with water transportation.

62

From: Sandy Marshall
To: Land Rezoning Motion Group
Date: 10/9/2006 4:48:34 PM
Subject: Council Motions - October 5, 2006 at 9:00 a.m. - Channel District & CBD Bonus

File E2006-8 CH 27
11-2-06
See motion

Office of the City Clerk
3rd Floor, City Hall
315 E. Kennedy Boulevard
Tampa, Florida 33602
Phone: 813-274-8396
Fax: 813-274-8306

MOTION ACTION REQUEST

COUNCIL SESSION: OCTOBER 5, 2006 AT 9:00 A.M.

PLEASE SUBMIT ALL WRITTEN RESPONSES TO THE OFFICE OF THE CITY CLERK - [All written responses must include the original and eight (8) copies for distribution to the Council and Council Attorney by the Office of the City Clerk]

TO: Land Rezoning Motion Group

File No. E2006-8 CH 27 - WORKSHOP - (10 Minutes)
Discussion on the Channel District and CBD Bonus Periphery Criteria Ordinance. - (Original motion initiated by Alvarez-White) - (Continued from September 28, 2006)

Motion: (Saul/Sena-Alvarez) That said item be continued to November 2, 2006 per the verbal request of Gloria Moreda, Land Development Coordination.

GroupWise transmission from Cathy Coyle, Land Development Coordination, transmitting draft copy of CBD Periphery Bonus language. –
Motion: (Saul/Sena-Harrison) That said GroupWise transmission be received and filed. Motion carried.

10/16
DM

File E2006-8CH27
RF 10-5-06

57

From: Catherine Coyle
To: Alvarez, Mary; Catherine Jones; Cynthia Sarff; Debbie Crawford; Della Cury; Desiree Valdes; Dingfelder, John; Dingfelder, John; Ferlita, Rose; Harrison, Shawn; Marshall, Sandy; Martin Shelby; Miller, Gwen; Nichelle Forbes; Olivia Wilson; Rhonda Smalls; Saul-Sena, Linda; Terrie Geiger; White, Kevin
Date: 10/3/2006 2:13:43 PM
Subject: 10/05/06 AM Agenda - Item # 57 CBD Periphery bonus language

For your review.

Catherine Coyle
Zoning Administrator
Land Development Coordination
306 East Jackson Street, 3E
Tampa, FL 33602
(813) 274-8405 or 8403

Sec. 27-329. Central Business District (CBD) Periphery Bonus; methodology and calculation; list of bonus amenities.

(a) *Purpose and Intent.* The purpose and intent of this section is to ensure that new development in the defined CBD Periphery will be accompanied by those amenities that enhance the urban quality of life and that balance or compensate in the form of bonus floor area (FAR) to achieve the desired density/intensity in this area.

(b) *Compliance.* All developments that seek density bonuses within the defined CBD Periphery shall adhere to the regulations set forth in this section. Developments that have received bonuses per the provisions of this section shall not be granted any further administrative increase in floor area or building height through Section 27-323(7) Substantial Change.

(c) *Review procedure.* The developer/property owner(s) shall submit his/her bonus cost incentive estimates to the zoning administrator for review and evaluation during the rezoning process. The zoning administrator shall determine compliance with the provisions set forth in this section and report his findings to City Council for consideration. Subsequent to a bonus FAR and rezoning approval and prior to the issuance of the first permit for vertical construction for the project, the developer/property owner(s) shall submit certified materials costs and construction costs estimates to the zoning administrator for compliance with the rezoning conditions. If the zoning administrator finds that the approved bonus calculations are not being met (amenities and/or dollars are deficient), the petitioner pay the remaining dollar amount to an available city funding source for public infrastructure and/or parks and recreation improvements. The petitioner shall notify the zoning administrator of all payments made to the city.

(d) *Bonus Amenities List.* Notwithstanding the list of bonus amenities in Article XIX, the following 'CBD Periphery Bonus Amenities' list represents those bonus amenities, which are to be provided above and beyond minimum regulations, identified as applicable to the City of Tampa CBD Periphery, per the Future Land Use Element of the Tampa Comprehensive Plan:

(1) Attainable Housing (subject to Section 27-330)[1]
(2) Public Open Space (scaled appropriately for each development)[1]
(3) Riverwalk Improvements
(4) Mid-block Pedestrian Connectors
(5) Bicycle Accommodation
(6) Transit Support Subsidy[1]
(7) Child Care Center Space
(8) Leadership in Energy and Environmental Design (LEED) Certified Construction
(9) Enhanced Landscaping
(10) Enhanced Public Access to Waterfront[1]
(11) Enhanced Streetscape Design[1]
(12) Increased Sidewalk Area/Width[1]
(13) Public Art
(14) Public Water Features
(15) Retail Floor Area (located on ground floor)
(16) Artist Studio/Gallery/Display Area

[1]For those developments that propose to incorporate the following amenities, the development shall receive an additional 0.10 in floor area ratio (FAR) per amenity, above bonus achieved through

calculation described herein. These added bonuses signify the city's current priorities related to the provision and creation of amenities within the public realm. Total bonus shall not exceed that threshold set forth in the Tampa Comprehensive Plan.

(e) *CBD Periphery Sub-Districts Established.* The following sub-districts are hereby established:

(1) *West Development Sub-District*: ***Jimmy Cook to provide description***.

(2) *Northwest Development Sub-District*: ***Jimmy Cook to provide description***.

(3) *Northeast Development Sub-District*: ***Jimmy Cook to provide description***.

(4) *Channel District Sub-District*: As defined in Section 27-450.

(5) *Harbour Island Sub-District*: ***Jimmy Cook to provide description***.

(f) *Bonus FAR Methodology and Calculation.* The mathematical calculation, as described in subparagraph (4) below, hereby establishes the method by which the city and the developer shall determine the amount of bonus FAR to which a project is entitled. Generally, the formula provides a public subsidy to offset the developer's added cost of including public enhancements by allowing development intensity beyond the base FAR of the subject 'future land use' category. To achieve a 'standardized' means of calculation, the following components shall be used in the bonus FAR calculation:

(1) The current 'per square-foot sum' of the construction cost and the market land value shall equal the 'development cost'.

a. Construction costs shall be based on a standard index. The city shall refer to the most current edition of the RS Means "Means Construction Cost Index."

b. The zoning administrator shall use the most current, average 'land value (market)' per CBD Periphery Sub-District boundary, as determined by the Hillsborough County Property Appraiser.

(2) In order to fine-tune the incentive, a cost factor is applied to either increase or decrease the impact. A bonus cost ratio of 10:1 representing for every $1 contribution to the city in the form of a bonus amenity, the developer receives $10 in equivalent development dollars, which then translates to a bonus FAR based on the proposed improvements SF overall development costs.

(3) The following sample tables demonstrate the bonus FAR method and calculation:

Development Features:

Bonus Cost Ratio	**10:1**
Subject Site Land Area (in square feet (SF))	Amount of Land SF
Average Market Land Value (AMLV) per SF	$ per SF
Construction Cost (CC) per SF	$ per SF
Development Cost (DC = AMLV + CC) per SF:	**$ per SF**
Base FAR #	Per Future Land Use Category
Potential Maximum FAR w/Bonus	**100% of Base FAR**

Bonus Incentive Calculation:

Subject Site Land Area (in square feet (SF))	Amount of Land SF
Base FAR # for Subject Site (Subject Site SF x Base FAR)	Amount of Gross Floor Area (GFA) SF (per Base FAR)
Proposed FAR # (Subject Site SF x Proposed FAR)	Amount of GFA SF (per Proposed FAR)
Actual Bonus FAR in Gross Building Area (SF) (Proposed FAR – Allowable FAR)	Actual Bonus FAR SF
Bonus Cost Ratio per Bonus SF (Bonus Incentive $) (Ratio = DC/10)	Bonus Incentive $/SF
Development Incentive $ for public improvement (Bonus Incentive $ x Actual Bonus FAR SF)	**Total Development Incentive $**

Bonus Amenities ($) Proposed by Developer to be Applied to Bonus Incentive ($):

Total Development Incentive $ (public improvement) (Bonus Incentive $ x Actual Bonus FAR SF)	Total Development Incentive $
Amenity (e.g. land area x AMLV + $ expenditure	($)
Amenity (e.g. cost of feature + installation)	($)
Transit Support Subsidy (e.g. cost/year per rider for 20 yrs x projected population for project based on COT P.P.H.)	($)
Public Art (Note: for only development outside of CBD & CD)	($)
Balance:	**$0**

(g) *Miscellaneous Formulas*: Certain amenities may receive bonus credit for subsidies that the developer/property owner(s) provides for multiple years. These amenities are calculated based on the following methods:

(1) *Transit Support Subsidy.* To provide transit support subsidy dollars as a Bonus Amenity, the developer/property owner(s) shall fund on either an annual basis or as a lump sum payment, the cost per rider based on the projected population, or fraction thereof, of the subject project. The subsidy shall be provided for a period of no less than twenty (20) years with the first annual payment made to Hillsborough Area Regional Transit Authority prior to the issuance of the first certificate of occupancy for the development. To calculate the 'Total Bonus Credit' for a transit support subsidy, follow Steps One through Three below:

Step One	Step Two	Step Three
Persons Per Household *x # of Units in Project* ***Projected Population***	***Projected Population*** *x Current Cost per Rider* ***Bonus Transit Subsidy***	***Bonus Transit Subsidy*** *x 20 (years)* ***Total Bonus Credit***

a. Current cost per rider figure shall be provided by Hillsborough Area Regional Transit Authority.

b. Projected population shall be derived from the City of Tampa's most current 'persons per household' figure.

c. If a transit subsidy is being requested in order to provide less than the required rate of parking for a development, then said subsidy shall be equal to the cost per rider for the projected population for those units that are not provided the required parking or increment thereof.

(2) *Retail Floor Area.* To provide retail floor area as a Bonus Amenity, it must be located on the ground floor of the proposed structure(s); however, the retail uses may expand to the 2nd and 3rd floors to serve a specific user. A developer/property owner(s) may provide reduced rents per SF for a ground floor retail use, however, the bonus given for the reduced rents shall not extend beyond ten (10) years from the date of the first certificate of occupancy for the project. The bonus credit given is based on the 'gap' between the reduced rental rate and the *standardized* retail rate (without inflation), which is hereby established as $25/SF. To calculate the 'Total Bonus Credit' for retail floor area, follow Steps One through Three below:

Step One	Step Two	Step Three
Standardized Rental Rate / SF *– Subsidized Rental Rate / SF* ***Gap/Base Subsidy per SF (for each year of the analysis)***	***Gap/Subsidy per SF*** *x Total Retail Floor Area* ***Annual Rental Subsidy (by year in analysis)***	***Annual Rental Subsidy*** *x 10 (years)* ***Total Bonus Credit (based on each year in analysis)***

(3) *Artist Gallery, Studio, or Display Space.* To provide artist space as a Bonus Amenity, a developer/property owner(s) may provide reduced rents per SF for said use; however, the bonus given for the reduced rents shall not extend beyond ten (10) years from the date of the first certificate of occupancy for the project. The bonus credit given is based on the 'gap' between the reduced rental rate and the *standardized* retail rate noted in subparagraph (2) above. To calculate the 'Total Bonus Credit' for artist space, follow the method outlined in Steps One through Three in subparagraph (2) above.

(4) *Maintenance.* Bonus credit shall be given for expenditures (both labor/operating and capital) related to maintenance of those amenities used in the bonus calculation. The developer/property owner shall provide an estimate for the total maintenance expenditures, subject to the following:

a. Credit may be given for areas designated for full public access and only for that portion of the feature that exceeds the minimum standards of city code.

b. Said estimate shall be calculated for a period not to exceed twenty (20) years.

c. Said estimate shall include a separate calculation for the labor/operating maintenance expenditures. These expenditures shall not exceed fifty (50) percent of the total dollars for maintenance and shall be expressed in present dollars.

(h) *Bonus FAR Incentive Examples.* The following 'Bonus FAR Incentive Examples' demonstrate the bonus FAR method and calculation as described in this section:

(1) Bonus FAR Incentive Examples:

a. *Example 1*:
The first Cost Ratio FAR Model scenario (Example 1) assumes a developer donates 4,000 SF of a site's land area for a pocket-scale public open space area. The developer is awarded an additional 0.284 FAR or 24,762 SF in building floor area.

Pocket-scale Public Open Space Bonus Example - Cost Ratio Model Scenario (development within the CD)

General Assumptions:

1. City goal to provide incentives for pocket-scale public open space(s)
2. Base FAR: 3.5 / Max: 7.0
3. Bonus Incentive: Based on land area contributed to city plus contribution of public open space infrastructure, etc.
4. Any scale public open space shall be open to the public from dawn to dusk, located at grade, and maintained by the property owner/developer in perpetuity.

Assumptions:

Bonus Cost Ratio	**10:1**
2.0 acre development site	87,120 S.F.
Pocket-scale public open space size	4,000 S.F.
Actual Development Costs/SF (Land costs/S.F. + construction costs/S.F.)	$210/S.F. (construction costs based on RS Means Index)
Pocket-scale Land Area Improvement Costs (paid by developer)	$200,000 (amount to be provided in the form of a design/construction estimate)
Land Price	$80/SF Total Land Area (to be based on avg land values (market) within sub-district)
Land Value (4000 S.F. x $80)	$320,000
Base FAR	3.5
Max. FAR w/Bonus	7.0

Bonus Incentive Calculation:

Site Size (2.0 acres)	87,120 SF
Allowable FAR 3.5	(87,120 SF x 3.5 FAR) 304,920 SF Gross Bldg. Area
Pocket-scale Land Costs + Land Area Improvement Costs (4,000 S.F. x $80/SF = $320,000 + $200,000)	$520,000
Ratio Public Improvement $ to Project Development	Cost 10:1
Development Incentive $ (10 x $520,000 Contribution)	$5,200,000
Equivalent Bonus FAR Area ($5,200,000 / $210 per SF Cost)	24,762 SF
Aggregate FAR (Base + Bonus)	329,682 SF Gross Bldg. Area
Total New FAR Ratio (329,682 SF / 87,120 SF)	3.784 FAR (rounded)
% Increase in FAR	8.1% increase bldg. area

In this example, development of a 4,000 SF pocket-scale public open space (design as reviewed and approved through the parks and recreation department and incorporated into the overall development) grants the developer an additional 8.1% FAR or 24,762 SF in building area. This example assumes the land price/value for the public open space area is equal to full value of land before incentive (or the purchase price by city if available in market).

b. *Example 2 (Alternative calculation method)*:

The second Cost Ratio FAR Model scenario (Example 2) assumes a developer is attempting to achieve an increase in floor area from 3.5 to 4.0 FAR. A dollar amount is generated based on the Bonus Cost Ratio, against which the developer draws down with each proposed bonus amenity, as selected from the applicable Bonus Amenities List. In

this example, the developer donates 4,000 SF of a site's land area for a pocket-scale public open space area, incorporates a water feature into the building design at ground floor level, contributes to public transit (Hartline Intown Trolley), and provides for onsite public art that adheres to Chapter 4 Public Art requirements.

Mixed Amenity Approach - Cost Ratio Model Scenario (development outside of CD/CBD)

General Assumptions:

1. City goal to provide incentives for a mix of amenities(s)
2. Base FAR: 3.5 / Max: 7.0
3. Bonus Incentive: Based on land area contributed to city plus contribution of public open space infrastructure, etc.
4. Any scale public open space shall be open to the public from dawn to dusk, located at grade, and maintained by the property owner/developer in perpetuity.

Assumptions:

Bonus Cost Ratio	10:1
2.0 acre development site	87,120 S.F.
Actual Development Costs/SF (Land costs/S.F. + construction costs/S.F.)	$165/S.F.
Land Price	$60/SF Total Land Area (to be based on avg land area values)
Base FAR	3.5
Max. FAR w/Bonus	7.0

Bonus Incentive Calculation:

Site Size (2.0 acres)	87,120 SF
Allowable FAR 3.5 (87,120 SF x 3.5 FAR)	304,920 SF Gross Bldg. Area
Proposed FAR 4.0 (87,120 SF x 4.0 FAR)	348,480 SF
Bonus FAR (Proposed FAR – Allowable FAR)	43,560 SF
Bonus Cost Ratio per Bonus SF (Ratio = $165/10)	$16.50/SF
Development Incentive $ for public improvement ($16.50 x 43,560 SF)	**$718,740**

Bonus Amenities ($) Proposed by Developer to be Applied to Incentive ($):

Development Incentive $ for public improvement ($16.50 x 43,560 SF)	$718,740
Pocket-scale Public Open Space Land Value (4,000 SF x $60/sf)	($240,000)
Pocket-scale Public Open Space Improvement Costs ($35/SF based on previous example)	($140,000)
Public Water Feature (located at pedestrian level and incorporated into building design)	($75,000)
Transit Support ($6,250/year for 20 years to Hartline for Intown Trolley service)	($125,000)
Public Art (development is outside of CBD & CD)	($138,740)
Balance:	**$0**

In this example, development of a 4,000 SF pocket-scale public open space (design as reviewed and approved through the parks and recreation department and incorporated into the overall development), provision of public art, a public eater feature, and support dollars to Hartline for the Intown Trolley grants the developer an additional 36 units (at an average of 1200 SF per unit) or 43,560 SF for non-residential uses. This example

assumes the land price/value for the public open space area is equal to full value of land before incentive (or the purchase price by city if available in market).

(2) Although the land area set aside for the public open space will not be developed with habitable/usable floor area (calculated as FAR), neither example scenario demonstrates a loss to the developer for development entitlement of that land. It is applied to the overall development with additional bonus FAR given for this amenity. Granted bonus FAR is proportionate to the amenity provided. The scenarios offered apply to any and all of the bonus criteria set forth by the community.

(i) *CBD Periphery Review Committee.* The city shall form a CBD Periphery Review Committee, which is charged with reviewing the "CBD Periphery Bonus Amenities" list on a semi-annual basis to determine any change in community needs/desires and general relevance to current market conditions. The zoning administrator shall serve as the ex-officio, non-voting administrator and facilitator of this committee. Such reviews may include amenity and bonus cost/benefit analyses that consider the following factors:

(1) Any changes needed in the bonus cost ratio (multiplier)
(2) *Standardized* retail rental rates per square-foot of floor area
(3) Public benefit derived from bonus amenities
(4) Developer benefits derived from bonus amenities vs. bonuses received
(5) Negative impacts that result from bonus gain(s) (congestion, air quality, visual impacts, etc.)
(6) Addition, elimination, and *prioritization* of the items on the Bonus Amenities List

Sec. 27-523. Definitions.

Bonus Cost Ratio (multiplier for CBD Periphery): every $1 contribution to the city in the form of a bonus amenity, the developer receives $10 in equivalent development dollars, which then translates to a bonus FAR based on the proposed improvements SF overall development costs.

57

From: Sandy Marshall
To: Land Rezoning Motion Group
Date: 9/30/2006 4:16:00 PM
Subject: Council Motions - September 28, 2006 at 9:00 a.m. - Channel District & CBD Bonus

File E2006-8 CH 27
10-5-06
See Motion

Office of the City Clerk
3rd Floor, City Hall
315 E. Kennedy Boulevard
Tampa, Florida 33602
Phone: 813-274-8396
Fax: 813-274-8306

MOTION ACTION REQUEST

COUNCIL SESSION: SEPTEMBER 28, 2006 AT 9:00 A.M.

PLEASE SUBMIT ALL WRITTEN RESPONSES TO THE OFFICE OF THE CITY CLERK - [All written responses must include the original and eight (8) copies for distribution to the Council and Council Attorney by the Office of the City Clerk]

TO: Land Rezoning Motion Group

File No. E2006-8 CH 27 - (10 Minutes)
Discussion on the Channel District and CBD Bonus Periphery Criteria Ordinance. - (Original motion initiated by Alvarez-White) - (Continued from August 31, 2006)

Memorandum from Cathy Coyle, Zoning Administrator, requesting a continuance to October 5, 2006 at 11:00 a.m. for a 10-minute discussion.

Motion: (White-Alvarez) That said workshop be continued to October 5, 2006 at 11:00 a.m. for a 10-minute discussion per the memorandum from Cathy Coyle, Zoning Administrator. Motion carried.

Motion: (White-Saul/Sena) That said memorandum be received and filed. Motion carried.

DA 9/30

77

File E2006-8 CH 27
9-28-06
See motion

Interdepartmental Memorandum

To: Gwen Miller, City Council Chairwoman

From: Catherine Coyle, Zoning Administrator

CC: Sandy Marshall, Deputy City Clerk
City Council Members and Legislative Aides
Julia Cole, Assistant City Attorney

Date: 9/26/2006

Re: Continuance Request for CBD Periphery Bonus Discussion

Item # 77: **11:00 a.m. File No. E2006-8 CH 27 - (10 Minutes)** Discussion on the Channel District and CBD Bonus Periphery Criteria Ordinance. - (Original motion initiated by Alvarez-White) - (Continued from August 31, 2006)

Good morning Ms. Miller.

I respectfully request a one-week continuance for the above referenced item on the 09/28/06 A.M. agenda. Please place this item on the October 5, 2006 agenda at 11:00 A.M. as a 10 minute discussion.

Please do not hesitate to contact me if you need any additional information.

Sincerely,

Catherine Coyle
Land Development Coordination

File E2006-8 CH27
SEP 2 8 2006

From: Sandy Marshall
To: Land Rezoning Motion Group
Date: 9/1/2006 8:12:31 PM
Subject: Council Motions - August 31, 2006 at 9:00 a.m. - Channel District & CBD Bonus Periphery

Office of the City Clerk
3rd Floor, City Hall
315 E. Kennedy Boulevard
Tampa, Florida 33602
Phone: 813-274-8396
Fax: 813-274-8306

MOTION ACTION REQUEST

COUNCIL SESSION: AUGUST 31, 2006 at 9:00 A.M.

PLEASE SUBMIT ALL WRITTEN RESPONSES TO THE OFFICE OF THE CITY CLERK - [All written responses must include the original and eight (8) copies for distribution to the Council and Council Attorney by the Office of the City Clerk]

TO: Land Rezoning Motion Group

File No. E2006-8 CH 27
Discussion on the Channel District and CBD Bonus Periphery Criteria Ordinance. - (Original motion initiated by Alvarez-White)

Motion: (Alvarez-White) That said agenda item be continued to September 28, 2006 at 11:00 a.m. for approximately 10 minutes per the verbal and written requests of Cathy Coyle, Land Development Coordination. Motion carried.
Motion: (White-Harrison) That said written request be received and filed. Motion carried.

DS

Interdepartmental Memorandum

File E2006-8CH27
(RF) 8-31-06

To: Gwen Miller, City Council Chairwoman

From: Catherine Coyle, Zoning Administrator

CC: Sandy Marshall, Deputy City Clerk
City Council Members and Legislative Aides
Julia Cole, Assistant City Attorney

Date: 8/31/2006

Re: August 31, 2006 A.M. Agenda, Item # 77

11:00 a.m. **File No. E2006-8 CH 27**
Discussion on the Channel District and CBD Bonus Periphery Criteria Ordinance. - (Original motion initiated by Alvarez-White)

Good morning Ms. Miller.

I am respectfully requesting that City Council continue this item to September 28, 2006 at 11:00 a.m., so that I have the opportunity to revise and re-distribute the proposed code revisions based on comments that I have received.

I intend to address City Council for approximately 10 minutes on the requested date.

Thank you for you consideration,

Catherine Coyle
Land Development Coordination

77

From: Angelina Nunez
To: BHD Motion Group; Land Rezoning Motion Group; Legal Motion Group
Date: 7/21/2006 3:24:43 PM
Subject: Council Motions-07/20/06AM (E2006-8 CH 27)

File E2006-8 CH27
AUG 3 1 2006
See Motion

Office of the City Clerk
3rd Floor, City Hall
315 E. Kennedy Boulevard
Tampa, Florida 33602
Phone: 813-274-8396
Fax: 813-274-8306

MOTION ACTION REQUEST

COUNCIL SESSION: JULY 20, 2006 AT 9:00 A.M.

PLEASE SUBMIT ALL WRITTEN RESPONSES TO THE OFFICE OF THE CITY CLERK - [All written responses must include the original and eight (8) copies for distribution to the Council and Council Attorney by the Office of the City Clerk]

TO: BHD Motion Group
Legal Motion Group
Land Rezoning Motion Group

File No. E2006-8 CH 27
Motion: (Alvarez-White) That Council schedules a workshop on **August 31, 2006 at 11:00 a.m.** for the Channel District and CBD Bonus Periphery Criteria Ordinance being prepared by Cathy Coyle per the verbal request of Gloria Moreda, Land Development Coordination. Motion carried.

-D6