

11:54:23 >>CHARLIE MIRANDA: I move the following ordinance for  
11:54:32 adoption upon second reading.

11:54:34 An ordinance of the city of Tampa, Florida making  
11:54:36 revisions to chapter 27, zoning change code in the  
11:54:42 city of Tampa, Florida for Tampa code of ordinances  
11:54:46 repealing articles, I don't know what that is, 19, I  
11:54:49 guess, XIX, the Channel District in its entirety, and  
11:54:54 creating article 19, I guess again, the Channel  
11:54:56 District, providing for repeal R of all ordinances in  
11:55:00 conflict providing for severability, providing an  
11:55:01 effective date.

11:55:03 >>LINDA SAUL-SENA: I have had many conversations with  
11:55:07 staff about this.

11:55:13 It's a start.

11:55:16 This ordinance gives City Council the ability every  
11:55:19 six months to look at the bonus trade-offs to ensure  
11:55:25 that what we are giving developers, what we are

11:55:28 trading off with developers, meets the desires of the  
11:55:31 public.

11:55:32 What we have in this is a laundry list of potential  
11:55:38 trade-offs.

11:55:39 What I would like to do is ensure that council takes a  
11:55:43 look at this every six months, invites the public in  
11:55:46 to hear what they want and make sure that the  
11:55:48 trade-offs reflect what they want.

11:55:50 So I'm willing to support this.

11:55:51 But immediately after, I would like to make a motion  
11:55:54 that we set up some kind of public meeting to hear  
11:55:56 from the public about what they want, so that we  
11:55:59 aren't trading off something that the public could  
11:56:01 care less about, and giving developers many, many  
11:56:04 stories that the public isn't enthused about.

11:56:08 >>MARY MULHERN: I wasn't here when we started giving  
11:56:13 away all this density, bonus density, in the  
11:56:18 Channelside district.

11:56:19 But I just talked to three people yesterday who have  
11:56:23 bought condos in Channelside, that they been able to  
11:56:27 flip, they can't sell and mach their money back on.  
11:56:29 We are talking about a district and a market that is

11:56:35 in really bad shape, and the last thing that we need  
11:56:38 right there, right now, is bonus density.

11:56:41 I don't think -- I don't see any reason to be granting  
11:56:45 bonus density for any reason.

11:56:47 I think we need to see that area continue to redevelop  
11:56:52 by having people move in, having retail, having more  
11:56:55 mixed use, not more condos, not more density.

11:56:58 We need to see parks there.

11:57:00 I just don't see any public reason to be giving away  
11:57:06 bonus density right now.  
11:57:08 We need to see that start to develop in a more  
11:57:11 reasonable organic fashion, and it probably would be  
11:57:15 in better shape today if we hadn't granted all those  
11:57:19 bonus densities.  
11:57:20 People have built compatible, smaller areas with  
11:57:24 enough units that we would have been able to sell as  
11:57:27 opposed to, you know, encouraging people to build way  
11:57:32 too many, way too expensive condos that aren't going  
11:57:35 to be occupied.  
11:57:36 So I will not be voting for this.  
11:57:41 >>JOHN DINGFELDER:  
11:57:48 Council worked on this thing for a long time, a couple

11:57:51 years now.  
11:57:51 And I think that the laundry list of density  
11:57:57 trade-off, I think, is very sound.  
11:58:00 It speaks to park space.  
11:58:02 It speaks to open space.  
11:58:04 Developers often give you those things for free.  
11:58:07 They are not going to buy a piece of property and make  
11:58:10 half of it a park just to be nice.  
11:58:13 They are only going to do it if you give them an  
11:58:15 incentive.  
11:58:16 And that's what this program is about.  
11:58:18 It's about creating incentives and the trade-off and  
11:58:22 this right now is bonus density.  
11:58:24 We could come up with other trade-off mechanisms that  
11:58:27 we talked about.  
11:58:29 And we can work on improving this.  
11:58:32 But I really think that this is a good idea.  
11:58:35 I think that the increased density over there in  
11:58:39 Channelside, and it might have been the difference  
11:58:42 between, you know, a ten-story condo versus a 15-story  
11:58:46 condo, or everyone a 20-story coned O.but at the end  
11:58:49 of the day when you are walking down the street, you

11:58:51 know, unless you look up real hard, you don't know  
11:58:54 that you are walking by a ten-story building versus a  
11:58:56 15-story building.  
11:58:58 It doesn't make a whole lot of difference.  
11:59:00 Density downtown is the key to redeveloping this city.  
11:59:03 I think it's a very positive thing.  
11:59:05 And I don't think it matters whether or not it's  
11:59:07 Channelside or downtown proper or Ybor City.  
11:59:13 It's all the downtown core.  
11:59:15 We need more density.  
11:59:16 More density downtown, the more we can take the

11:59:18 pressure off of our suburban areas, like South Tampa,  
11:59:22 in my district, or where you live, Mary, or where you  
11:59:25 live, Linda, and some of the other neighborhoods, West  
11:59:28 Tampa is starting to feel more pressure on the  
11:59:30 density.  
11:59:32 We can increase the density downtown -- well, I don't  
11:59:34 know if everybody --  
11:59:38 >>CHARLIE MIRANDA: I didn't say I was going to talk  
11:59:40 about West Tampa.  
11:59:44 They love people.  
11:59:48 >>JOHN DINGFELDER: Well, I guess I heard some people

11:59:50 in West Tampa start to moan about density too.  
11:59:54 I think downtown should be the dense core.  
11:59:56 We should do everything we can to encourage it.  
11:59:58 The market will take care of the issues about prices,  
12:00:04 bankruptcies.  
12:00:05 Over the period of time the market will take care of  
12:00:08 it.  
12:00:08 >>GWEN MILLER: We need to close the public hearing.  
12:00:11 >> Move to close.  
12:00:12 >>GWEN MILLER: Mr. Dingfelder, would you read that,  
12:00:14 please?  
12:00:16 >>JOHN DINGFELDER: Move an ordinance upon second  
12:00:18 reading, an ordinance of the City of Tampa making  
12:00:22 revisions to chapter 27 zoning code of the City of  
12:00:25 Tampa code of ordinances repealing central business  
12:00:30 districts CBD, periphery bonus, methodology,  
12:00:34 calculation, list of bonus, providing for  
12:00:39 severability, providing an effective date.  
12:00:40 >>GWEN MILLER: I have a motion and second.  
12:00:41 (Motion carried).  
12:00:42 >>MARTIN SHELBY: Second reading, vote and record.  
12:00:46 >>GWEN MILLER: Oh, vote and record.

12:00:52 Thank you, Mr. Shelby.  
12:00:55 >>THE CLERK: Motion carried with Mulhern and Saul-Sena  
12:00:58 voting no.  
12:01:00 >>LINDA SAUL-SENA: I would like the city clerk to  
12:01:01 bring back in 30 days, and then every six months after  
12:01:05 that, automatically, the list of bonus densities and  
12:01:09 the ratio of the investment of the developer versus  
12:01:12 the dollar value of the density that they get, as part  
12:01:17 of the calculation right now.  
12:01:20 >> Would you like the city clerk to do it?  
12:01:22 >>LINDA SAUL-SENA: In 30 days and every six months  
12:01:24 after that.  
12:01:27 >> I'm sorry, asking the city clerk to bring that  
12:01:28 back?

12:01:29 Or the zoning staff, I guess.  
12:01:31 >> The administration.  
12:01:32 I have asked the administration to bring back the list  
12:01:35 of trade-offs, and the dollar ratio of what the person  
12:01:40 is investing in this amenity versus how many -- how  
12:01:44 much greater density they get.  
12:01:46 Do you know what I'm talking about?  
12:01:49 >>CATHERINE COYLE: Land development, Ford forth report

12:01:52 record.  
12:01:52 You are trying to establish a trigger when we come  
12:01:54 back to talk to you about this item?  
12:01:57 >> Yes.  
12:01:58 >>CATHERINE COYLE: For point of reference the text  
12:01:59 amendment cycle is January 15th and July 15th.  
12:02:02 >> I would recommend on a --  
12:02:04 >>> I would recommend on a six-month cycle if you fall  
12:02:07 on the odd quarter if we were to come back and report,  
12:02:09 as opposed to being January, maybe we come back, you  
12:02:12 know, March for the July cycle, and September for the  
12:02:17 January cycle.  
12:02:21 >> At this point we have this huge laundry list, so I  
12:02:23 guess the end of October.>> is there a workshop  
12:02:26 meeting in October?  
12:02:28 >> Yes.  
12:02:29 >>JOHN DINGFELDER: Can I make a friendly suggestion?  
12:02:31 Why don't we do it on a regular basis 30 days before  
12:02:34 the six-month meeting?  
12:02:38 And then that way, going into the six-month meeting  
12:02:41 you have the most recent information at your hands.  
12:02:43 So, in other words, September, you get the information

12:02:47 in December, and would you be making your decisions in  
12:02:49 January.  
12:02:52 And then six months later same thing.  
12:02:54 >> so the first meeting in --  
12:02:57 >>LINDA SAUL-SENA: I think we should do it at the CRA  
12:02:59 meeting because it's the Channel District.  
12:03:01 So maybe -- why don't we say the November CRA meeting.  
12:03:10 This comes back at the November CRA meeting and  
12:03:12 then --  
12:03:14 >>JULIA COLE: Legal department.  
12:03:20 Refer to him whether it can be under the CRA agenda  
12:03:22 but I will say in terms of selecting staff as City  
12:03:26 Council what you want placed within the six month  
12:03:30 cycle, that really does need to come to council.  
12:03:36 >>MARTIN SHELBY: Does the six month cycle, is that  
12:03:39 automatically agendaed by the City Council?  
12:03:42 Or is that done by land development?>> it's in the

12:03:47 code and also within the Channel District and within  
12:03:48 the CBD periphery code itself, I'm obligated  
12:03:53 semiannually to look at these items and meet with all  
12:03:57 stakeholders, including council.  
12:04:01 Code requires to do it.

12:04:02 >>MARTIN SHELBY: When would under the code, then, this  
12:04:08 by design come back before City Council?  
12:04:11 In other words, if you don't recommend any changes to  
12:04:12 the bonus density, and if I understand Ms. Saul-Sena's  
12:04:17 question, if you don't recommend or see any need to  
12:04:20 propose density would it come back to council for  
12:04:23 review automatically?  
12:04:25 >>CATHERINE COYLE: It would in that cycle.  
12:04:27 Just for clarification. Let's say we get to the  
12:04:30 January cycle, January 15 --  
12:04:32 >>LINDA SAUL-SENA: Let me talk about this.  
12:04:35 >> it would be better than to try to figure it out  
12:04:39 now.