

Business Impact Estimate
Section 166.041(4), Florida Statutes

This Business Impact Statement concerns a proposed ordinance of the City of Tampa, Florida, the title of which is as follows:

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO PUBLICLY INITIATED TEXT AMENDMENTS**, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, AMENDING CHAPTER 27, (ZONING AND LAND DEVELOPMENT); AMENDING SECTION 27-178, ALTERNATIVE PARKING REQUIREMENTS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Based on a review of the proposed ordinance (choose one):

- The City has determined that the statutory exemption(s) identified below apply to the proposed ordinance and no Business Impact Estimate is required.
- The City has determined that the statutory exemption(s) identified below apply to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.
- The City has prepared a Business Impact Estimate pursuant to section 166.041(4), Florida Statutes.

Exemptions

If one or more boxes are checked below, this means that the City has determined that a Business Impact Estimate is not required by state law for the proposed ordinance:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO PUBLICLY INITIATED TEXT AMENDMENTS**, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, AMENDING CHAPTER 27, (ZONING AND LAND DEVELOPMENT); AMENDING SECTION 27-178, ALTERNATIVE PARKING REQUIREMENTS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the following amendment to Chapter 27, City of Tampa Code of Ordinances, is a publicly-initiated amendment; and,

WHEREAS, on June 10, 2024, the Hillsborough County City-County Planning Commission (“Planning Commission”) conducted a public hearing on the amendment to Section 27-178, City of Tampa Code of Ordinances, and found it to be consistent with the Comprehensive Plan; and,

WHEREAS, on July 18, 2024, the City Council of the City of Tampa discussed the amendment to section 27-178, City of Tampa Code of Ordinances, and suggested revisions to the text of the amendment; and,

WHEREAS, the City Council of the City of Tampa has determined that the following amendment promotes and protects the general health, safety, and welfare of the residents of the City of Tampa and is consistent with the Comprehensive Plan; and,

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

NOW, THEREFORE,

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

Section 1. That “**Sec. 27-178. Alternative Parking Requirements.**” is hereby deleted in its entirety and replaced with a new Section 27-178 as follows:

Sec. 27-178. Parking requirements.

(a) General parking standards.

(1) All principal use parking lots that have received Barrio Latino Commission (“BLC”) approval as of September 5, 2024, and have continued to operate in accordance with such BLC approval, shall be considered conforming with this subsection (a). Principal use parking lots

that have not received BLC approval prior to September 5, 2024, shall comply with the requirements of section 27-177 and this subsection (a).

(2) Number of off-street parking spaces.

- a. Any building within the YC-2, YC-4, YC-5, YC-6, YC-7, YC-8 and YC-9 subdistricts that is erected, expanded, increased in floor area or seating capacity, or changes its use shall meet the applicable parking requirements as set forth in Table 8-1, Table of Required Parking Spaces. All other applicable regulations of Article VI, Division 3 shall be met, except as provided in this section.
- b. Off-street parking is not required in subdistricts YC-1 and YC-3. However, if off-street parking is provided, it must meet the design regulations, and all other applicable regulations set forth in Article VI, Division 3 of this chapter, except as provided in this section.

**TABLE 8-1
TABLE OF REQUIRED PARKING SPACES**

	<u>Spaces</u>	<u>Per Unit</u>
<u>Adaptive reuse</u>	<u>—</u>	<u>DPW standards</u>
<u>Adult family home</u>	<u>1</u>	<u>dwelling unit</u>
<u>Appliance and equipment repair</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Bank</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Bar and lounge</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Catering shop</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Cigar factory</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Clinic</u>	<u>2</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Club</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>College</u>	<u>0.5</u>	<u>student</u>
<u>Congregate living facilities:</u>		
<u>Adult family home</u>	<u>1</u>	<u>dwelling unit</u>
<u>Group care facility</u>	<u>1</u>	<u>dwelling unit</u>
<u>Emergency shelter</u>	<u>1</u>	<u>dwelling unit</u>
<u>Emergency shelter home</u>	<u>1</u>	<u>dwelling unit</u>
<u>Foster care home</u>	<u>1</u>	<u>dwelling unit</u>
<u>Day care and nursery facility</u>	<u>0.5</u>	<u>employee</u>
	<u>+1</u>	<u>vehicle operated by the facility</u>
<u>Day care and nursery facility limited to 5 children</u>	<u>0.5</u>	<u>employee</u>
	<u>+1</u>	<u>vehicle operated by the facility</u>
<u>Dwelling, multiple-family</u>	<u>1</u>	<u>dwelling unit</u>

<u>Dwelling, single-family</u>	<u>1</u>	<u>dwelling unit</u>
<u>Funeral parlor</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Hospital and associated uses</u>	<u>1</u>	<u>bed</u>
<u>Hotel and motel</u>	<u>1</u>	<u>room</u>
<u>Light manufacturing</u>	<u>1</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Microbrewery</u>	<u>3</u>	<u>1,000 sq. ft.(GFA)</u>
<u>Nursing, convalescent and extended care facility</u>	<u>0.3</u>	<u>bed</u>
<u>Office, business and professional</u>	<u>1</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Office, medical</u>	<u>2</u>	<u>1,000 SF (GFA)</u>
<u>Personal services</u>	<u>5</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Pharmacy</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Place of assembly</u>	<u>0.2</u>	<u>seat</u>
<u>Place of religious assembly</u>	<u>0.2</u>	<u>per seat</u>
<u>Printing, light</u>	<u>1</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Printing, publishing</u>	<u>1</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Public cultural facility</u>	<u>2</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Public service facility</u>	<u>1</u>	<u>employee</u>
<u>Public use facility</u>	<u>2</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Radio and TV studio</u>	<u>1</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Recreational facility, commercial</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Recreational facility, private</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Research activity</u>	<u>1</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Restaurant</u>	<u>2</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Retail sales, convenience goods</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Retail sales, distilled beverages</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Retail sales, shopper's goods</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Retail sales, specialty goods</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Roominghouse</u>	<u>1</u>	<u>room</u>
<u>School</u>	<u>1</u>	<u>classroom</u>
<u>School, business</u>	<u>0.5</u>	<u>student</u>
	<u>+1</u>	<u>staff member</u>
<u>School, trade</u>	<u>0.5</u>	<u>student</u>
	<u>+1</u>	<u>staff member</u>
<u>School, vocational</u>	<u>0.5</u>	<u>student</u>
	<u>+1</u>	<u>staff member</u>
<u>Service station</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Transportation service facility</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Vehicle repair</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>

<u>Veterinary office</u>	<u>2</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Warehouse</u>	<u>1</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Wholesale trade</u>	<u>2</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Winery</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>

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(3) Surface parking lot standards. All applications for surface parking lots shall be reviewed for certificate of appropriateness by the Barrio Latino Commission administrator and shall meet the following standards:

- a. Layout. Parking aisle layout, traffic lanes, and ingress/egress to the surrounding roadway network shall meet the standards and requirements set forth in Article VI, Division 3, City of Tampa Code of Ordinances, except for the parking space(s) required by the American Disabilities Act. All other spaces may meet compact parking standards.
- b. Driveway. Any driveway access (apron) located in the public right-of-way shall be paved per Transportation Technical Manual standards to preserve the edge of the roadway and protect it from erosion or damage.
- c. Space delineation. Parking spaces must be delineated with bumper stops, striping, or other Mobility division approved methods.
- d. Surface. The parking surface must be level and suitable for the quantity and frequency of traffic expected to use it. At minimum, the parking spaces may be turf or hard rock. Turf areas shall be mowed to a maximum height of eight (8) inches. Irrigation systems are to maintain a ninety-eight (98) percent operational status and be controlled by an automatic timer with a rain shutoff mechanism. All drive aisles must be surfaced with asphalt or Portland cement binder pavement or an equivalent material to provide a durable and dustless surface, as provided in Article VI, Division 3 of this chapter.
- e. Vehicular Use Area Landscaping. Parking lots within the Ybor City Historic District shall meet the following minimum landscaping standards:
 - 1. The landscape buffer width between the vehicular use area and the street right-of-way shall be five (5) feet with a four (4) foot transparent fence of material deemed appropriate by the Barrio Latino Commission. The planting requirements within the five (5) foot landscape buffer shall follow the standards in section 27-284.3.3.
 - 2. Interior landscaping shall be installed on lots over seven thousand five hundred (7,500) feet in accordance with section 27-284.3.3.
 - 3. All landscaping shall be maintained to CPTED standard which requires that trees adjacent to surface parking areas be trimmed to maintain a six-foot clear height, and hedges and bushes be trimmed to maintain a maximum of two (2) feet in height.
- f. Irrigation. Permanent irrigation systems are required on all parking lots within the Ybor City Historic District. Plants, including turf parking area, must be maintained in healthy condition. Failure to maintain the required vegetation shall be a violation of this section and require replanting consistent with the standards in section 27-284.3.3.
- g. Buffers and screening. Standards are as follows and shall be consistent with Ybor City Design Guidelines:

- 1 1. For parking lots adjacent to property used for residential purposes, there shall be
2 a minimum fifteen (15) foot landscape buffer and a six (6) foot opaque fence of
3 material deemed appropriate by the Barrio Latino Commission along the shared
4 property line.
- 5 2. For parking lots adjacent to non-residential properties, there shall be a minimum
6 five (5) foot landscape buffer.
- 7 3. All fencing is subject to section 27-283.5, visibility at intersection.

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9 (4) *Enhanced lighting required.* Any public or private parking lot or garage located within the
10 Ybor City Historic District must provide lighting that meets standards established by the City
11 of Tampa Mobility Division.

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13 Special event parking lots operating in conformance with section 27-283.13(b) shall be
14 exempt from the lighting requirements contained herein.

15

16 (5) *Signs.* In addition to any sign required under Florida Statutes for parking lots, each lot owner
17 shall post the following signs in all parking lots.

- 18 a. One (1) sign of no less than six (6) square feet and no greater than twelve (12)
19 square feet shall be posted on private property at each entrance stating:
 - 20 i. The cost of parking,
 - 21 ii. Lot hours of operation,
 - 22 iii. Physical lot address, and
 - 23 iv. The name of the parking lot contact person including telephone number.

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25 The sign shall not exceed six (6) feet in height and shall be approved by the Barrio Latino
26 Commission. For those principal use parking lots operating pursuant to section 27-178(b), all
27 signs shall include contact information for the security guard.

- 28
- 29 b. One (1) sign measuring no less than 18x24 inches in size, shall be conspicuously
30 posted advising that it is unlawful for any person to consume, assist, or aid another
31 in consuming any alcoholic beverage on the property, in accordance with section
32 14-64.

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34 Any sign required hereunder shall be placed on private property. No sign required hereunder
35 shall be placed in the right-of-way.

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37 (b) Additional standards for principal use parking lots.

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39 (1) *Security requirements.* Effective September 5, 2024, every public or private principal use
40 parking lot or garage located within the Ybor City Historic District at which a fee is charged
41 for the parking of vehicles, must meet the following personnel requirements:

1 a. Provide at least one (1) uniformed private security guard who is licensed by the
2 State of Florida and bonded. The security guard shall remain physically and visibly on the
3 premises of the lot or garage on Thursday, Friday, and Saturday between the hours of
4 10:00 p.m. and 4:00 a.m.

5 b. The business owner or principal operator may have one (1) uniformed security
6 guard for two (2) lots if:

7 i. The lots are adjoining and not separated by a public right-of-way,

8 ii. The lots are owned and operated by the same business owner or principal
9 operator, and

10 iii. That allow clear visibility for safety.

11 c. Provide two uniformed private security guards for lots with over 150 parking
12 spaces and submit a plan must that demonstrates clear visibility for safety.

13 d. The uniformed private security guard must be physically and visibly on the lot if
14 the lot is available for parking during any time that a city special event permit is in force
15 in the Ybor City Historic District.

16
17 (2) Annual Operation and Security Plan. Effective January 1, 2025, and on or before
18 January 1 of each subsequent year, the owner/operator of a principal use parking lot
19 shall submit to the Barrio Latino Commission administrator an operations and security
20 plan stating the following:

21 a. An intent to continue to operate as a paid parking lot;

22 b. A statement and illustration of the parking lot, showing the physical layout and
23 continued compliance with the Barrio Latino Commission approval of the parking lot;

24 c. A copy of the contract with the security firm;

25 d. Photos of the posted signs described in this section; and,

26 e. An affidavit attesting to compliance with this section.

27
28 (c) Alternative design. Alternative design concepts may be considered and approved by the
29 Barrio Latino Commission through the regular certificate of appropriateness process as
30 provided in section 27-97, but only if consistent with the stated intent in section 27-98,
31 review criteria."

32
33 **Section 2.** That should a court of competent jurisdiction declare any part of this
34 Ordinance invalid, the remaining parts hereof shall not, in any way, be affected by such
35 determination as to the invalid part.

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37 **Section 3.** That all ordinances or parts of ordinances in conflict herewith are hereby
38 repealed to the extent of any conflict.
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Section 4. That this ordinance shall take effect immediately upon adoption.

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

_____.

ATTEST:

CHAIRMAN/CHAIRMAN PRO-TEM
CITY COUNCIL

CITY CLERK/DEPUTY CITY CLERK

APPROVED BY ME ON _____

JANE CASTOR, MAYOR

APPROVED AS TO LEGAL
SUFFICIENCY BY:

E/S _____
DANA CROSBY COLLIER
SENIOR ASSISTANT CITY ATTORNEY II