

Sec. 27- 461. South Howard Commercial Overlay District Development Design Standards.

(a) Area Description

The South Howard Commercial Overlay District is primarily composed of relatively small buildings with an eclectic style of architecture which are located in close proximity to one another, oriented toward the street, and constructed on individually developed properties. In general, parking which serves the commercial uses in the area is located to the side or rear of the buildings, and parking bays and curb cuts are not prevalent on South Howard Avenue. The street and adjacent uses have a pedestrian scale and the basic elements of a walkable environment.

(b) Established boundaries

The South Howard Commercial Overlay District is hereby established as a separate district, the boundaries of which are as follows:

An area approximately one to two blocks in depth along South Howard Avenue, with a northern boundary generally located at Kennedy Boulevard, and a southern boundary at Bayshore Boulevard, and more particularly described as:

That Part of:

NORTH COURIER CITY, a subdivision of record as recorded in Plat Book 2, Page 13; Together With, OSCAWANA, a subdivision of record as recorded in Plat Book 4, Page 85; Together With, AMELIA, a subdivision of record as recorded in Plat Book 4, Page 67; Together With, HOWARD TERRACE, a subdivision of record as recorded in Plat Book 11, Page 11; Together With, ROSEVELT PARK, a subdivision of record as recorded in Plat Book 4, Page 99; Together With, H.J. WATROUS' 2ND ADD'N. TO WEST HYDE PARK, a subdivision of record as recorded in Plat Book 9, Page 57; Together With, NORTH SHORE SUBDIVISION, a subdivision of record as recorded in Plat Book 9, Page 57; Together With, REVISED SUBDIVISION OF BLOCK 1 HOLDEN SUBDIVISION, a subdivision of record as recorded in Plat Book 8, Page 31; Together With, BONGARTS SUBDIVISION, as recorded in Plat Book 9, Page 28; Together With, REVISED MAP HOLDEN'S SUBDIVISION, as recorded in Plat Book 2, Page 19; Together With, FAIRVIEW PLACE, a subdivision of record as recorded in Plat Book 10, Page 23; Together With, GEO WEEKS' SUBDIVISION, as recorded in Plat Book 11, Page 49; Together With, REVISED MAP OF LUNA PARK, as subdivision of record as recorded in Plat Book 8, Page 33; Together With, BONGART'S RE-SUBDIVISION OF LOTS 6, 7, & 8, BLOCK 4 OF LUNA PARK, a subdivision of record as recorded in Plat Book 9, Page 53; Together With, A RE-REVISED MAP OF BLOCK 25 OF WEST HYDE PARK, a subdivision of record as recorded in Plat Book 10, Page 5; Together With, HAMNER'S SUBDIVISION, as recorded in Plat Book 9, Page 33; Together With, ULETA, a subdivision of record as recorded in Plat Book 8, Page 12; Together With, HAMNER'S HOWARD AVE. SUBDIVISION, as recorded in Plat Book 9, Page 71; Together With, SWANN AND HOWARD AVENUES SUBDIVISION, as recorded in Plat Book 9, Page 59; Together With, WEST HYDE PARK HENDRY & KNIGHTS SUBDIVISION, as recorded in Plat Book 3, Page 36; Together With, HARBOUR HOUSE CONDOMINIUM, as recorded in Condo Plat Book 2, Page 46; Together With, BAYSHORE ROYAL CONDOMINIUM, as recorded in Condo Plat Book 3, Page 42; Together With, 1508 SOUTH HOWARD CONDOMINIUM, as recorded in Condo Plat Book 12, Page 60, all of the public records of Hillsborough County, Florida, being a part of Sections 23 and 26, Township 29 South, Range 18 East, Hillsborough County, Florida, lying within the following described boundaries, to wit: Begin at the intersection of the Centerline of John F. Kennedy Boulevard (Grand Central Avenue) and the Northerly projection of the Westerly boundary of the Easterly one-half of Lot 3, Block 6 of said OSCAWANA, a subdivision of record; run thence Easterly along said Centerline to it's intersection with the Northerly projection of the Easterly boundary of the Westerly 54 feet of Lot 3, Block 7 of said OSCAWANA; thence run Southerly along said Northerly projection, Easterly boundary and it's Southerly projection to it's intersection with the Centerline of the East-West alley right-of-way in said Block 7; thence run Westerly along said Centerline to it's intersection with the Northerly projection of the Centerlines of those North-South alley rights-of-way in Blocks 7, 8 and 9 of said OSCAWANA, and Blocks 6, 11 and 22 of said NORTH COURIER CITY, a subdivision of record; thence run Southerly along said Northerly projections and Centerlines and

their Southerly projections, across the street rights-of-way of Cleveland Street, Platt Street, Azeele Street, Horatio Street and DeLeon Street, to the Centerline of Swann Avenue; thence run Easterly along said Centerline of Swann Avenue, to it's intersection with the Northerly projection of the Westerly boundary of Block 2 of said SWANN AND HOWARD AVENUES SUBDIVISION, a subdivision of record, said Westerly boundary also herein, the Easterly right-of-way line of vacated Westland Avenue; thence run Southerly along said Northerly projection of said Block 2, and it's Southerly projection across the vacated street right-of-way of Inman Avenue, to and along the Easterly boundary of the Westerly 16.9 feet of Lot 8, Block 3 of said SWANN AND HOWARD AVENUES SUBDIVISION, to it's intersection with the Southerly boundary of said Lot 8; thence run Westerly along the Southerly boundaries of Lots 8, 7, 6, 5 and 4 to it's intersection with the Easterly boundary of Lot 10, of said HAMNER'S HOWARD AVE, SUBDIVISION, a subdivision of record; thence run Southerly along said Easterly boundary of Lot 10, and it's Southerly projection to it's intersection with the Centerline of Bristol Avenue; thence run Westerly along said Centerline, to it's intersection with the Northerly projection of the Easterly boundary of Lot 14 of said subdivision; thence run Southerly along said Northerly Projection and Easterly boundary, to and along the Easterly boundary of Lots 15 and 16 of said subdivision, and their Southerly projection to it's intersection with the Centerline of that unnamed street, lying Southerly of an d abutting Lots 16 through 25 of said subdivision and lying Northerly of and abutting Block 5 of ULETA, a subdivision of record; thence run Easterly along said Centerline of unnamed street, to it's intersection with the Centerline of Eleta Street; thence run Southerly along said Centerline of Eleta Street, to it's intersection with the Centerline of Morrison Avenue; thence run Easterly along said Centerline of Morrison Avenue, to it's intersection with the Northeasterly projection of the Southeasterly bound ary of Block 1, of said ULETA; thence run Southwesterly along said Northeasterly projection and Southeasterly boundary to it's intersection with the Easterly right-of-way line of Howard Avenue; thence run Southerly along said right-of-way line, across the Seaboard Coast Line Rail Road right-of-way and the Tampa Crosstown Expressway (S.R.618), to it's intersection with the Centerline of Watrous Avenue; thence run Easterly along said Centerline, to it's intersection with the Northerly projection of the Center lines of those North-South alley rights-of-way in HAMNER'S SUBDIVISION, a subdivision of record; thence run Southerly along said Northerly projection and Centerlines and their Southerly projection, across the street right-of-way of Marjory Avenue, to it's intersection with the Centerline of Southview Avenue; thence run Westerly along said Centerline, to it's intersection with the Northwesterly projection of the Easterly boundary of Lot 8 of said, A RE-REVISED MAP OF BLOCK 25 OF WEST HYDE PARK, a subdivision of record; thence run Southeasterly along said Northwesterly projection to and along the Easterly boundary of said Lot 8 to the Southeast corner of said Lot 8; Thence run Southwesterly along the Southerly boundary of said Lot 8 and it's Southwesterly projection to it's intersection with the Centerline of the North-South alley right-of-way lying Easterly of said BONGART'S RE-SUBDIVISION OF LOT 6, 7, & 8, BLOCK 4 OF LUNA PARK, a subdivision of record, and lying Westerly of said A RE-REVISED MAP OF BLOCK 25 O F WEST HYDE PARK, a subdivision of record; thence run Southeasterly along said Centerline of North-South alley and it's Southeasterly projection, across the street right-of-way of Dekle Avenue, to and along the Centerline of the North-South alley right-of-way lying Easterly of Block 4, of said REVISED MAP OF LUNA PARK, a subdivision of record, and lying Westerly of Block 24, of said WEST HYDE PARK HENDRY & KNIGHTS SUBDIVISION, a subdivision of record, to it's intersection with the Easterly projection of the Southerly boundary of Lot 4, of said Block 4 of REVISED MAP OF LUNA PARK; thence run Southwesterly along said Southerly boundary of Lot 4 and it's Westerly projection to it's intersection with the Centerline of Desoto Avenue (Luna Park Avenue); thence run Southeasterly along said Centerline across the street right-of-way of Hills Avenue to it's intersection with the Northeasterly projection of the Southerly boundary of Lot 11, Block 2 of said REVISED MAP OF LUNA PARK; thence run Southwesterly along said Northeasterly projection and Southerly boundary, to it's intersection with the Southerly most corner of said Lot 11; thence run Southeasterly along the Westerly boundary of said Block 2 of REVISED MAP OF LUNA PARK, said Westerly boundary also being the Easterly boundary of GEO WEEKS' SUBDIVISION, to it's intersection with the Northerly right-of-way line for Bayshore Boulevard; thence run Southwesterly along said Northerly right-of-way line, across the street right-of-way of Howard Avenue, to and along said Northerly right-of-way line for Bayshore Boulevard, to it's intersection with the Westerly boundary of the Easterly 30 feet of Lot 8 of said FAIRVIEW PLACE, a subdivision of record, said Westerly boundary of the Easterly 30 feet, also being the Westerly boundary of said HARBOUR HOUSE CONDOMINIUM, a condominium of record; thence run Northwesterly along said Westerly boundary of the Easterly 30 feet of Lot 8, to and along the Westerly boundary of Lot 4, of said FAIRVIEW PLACE, and its Northwesterly projection t o it's intersection with the Centerline of Palm Drive; thence run Northeasterly

along said Centerline to its intersection with the Southerly projection of the Centerline of Alabama Avenue; thence run Northerly along said Southerly projection, Centerline and its Northerly projection across the street rights-of-way of Texas Avenue, Stroud Avenue and Mississippi Avenue to its intersection with the Centerline of Southview Avenue; thence run Westerly along said Centerline to its intersection with the Southeasterly right-of-way line of the Tampa Crosstown Expressway (S.R. 618); thence run Northeasterly along said Southeasterly right-of-way line to its intersection with the Westerly right-of-way line of Howard Avenue; thence run Northerly along said Westerly right-of-way line to its intersection with the Centerline of Watrous Avenue; thence Westerly along said Centerline to its intersection with the Southerly projection of the Centerline of that vacated North-South alley right-of-way lying Westerly of Lot 31, of said H.J. WATROUS' 2ND ADD'N. TO WEST HYDE PARK, a subdivision of record; thence run Northerly along said Southerly projection and Centerline and its Northerly projection across the street right-of-way of Betton Avenue to and along the Centerline of that North-South alley right-of-way lying Westerly of Lots 25-29 of said H.J. WATROUS' 2ND ADD'N. TO WEST HYDE PARK, a subdivision of record, to its intersection with the Centerline of Morrison Avenue; thence run Easterly along said Centerline to its intersection with the Southerly projection of that North-South alley right-of-way lying Westerly of Lots 1-5 of said ROSEVELT PARK, a subdivision of record; thence run Northerly along said Southerly projection and Centerline to and along the Centerline of that North-South alley right-of-way lying Westerly of Lots 1-3 of said HOWARD TERRACE, a subdivision of record, and its Northerly projection across the street right-of-way of Bristol Avenue, to and along the Centerline of that vacated North-South alley right-of-way lying Westerly of Lots 24-26, of said HOWARD TERRACE, to its intersection with the Southerly boundary of Lot 17, of said AMELIA, a subdivision of record; thence run Westerly along said Southerly boundary of Lot 17, to its intersection with the Centerline of that vacated North-South alley right-of-way, lying in said AMELIA; thence run Northerly along said Centerline, to its intersection with the Centerline of that East-West alley right-of-way lying in said AMELIA; thence run Westerly along said Centerline, to its intersection with the Southerly projection of the Westerly boundary of Lot 4, of said AMELIA; thence run Northerly along said Southerly projection, Westerly boundary and its Northerly projection to its intersection with the Centerline of Swann Avenue; thence run Easterly along said Centerline of Swann Avenue, to its intersection with the Southerly projection of the Centerlines of those vacated North-South alley rights-of-way in Blocks 10 and 23 of said NORTH COURIER CITY, a subdivision of record, and the Centerlines of those North-South alley rights-of-way in Block 7 of said subdivision and Blocks 4, 5 and 6 of said OSCAWANA, a subdivision of record; thence run Northerly along said Southerly projections, Centerlines and their Northerly projections, across the street rights-of-way of De Leon Street, Horatio Street, Azeele Street, Platt Street and Cleveland Street, to and along the Westerly boundary of the Easterly one-half of said Lot 3, Block 6 of OSCAWANA, and its Northerly projection, to its intersection with the Centerline of said John F. Kennedy Boulevard, and the Point of Beginning.

(c) Purpose and Intent

The purpose and intent of the South Howard Commercial Overlay District Design Standards are to promote and enhance the pedestrian environment and scale of the district, while creating an active and interesting ambiance, and preserving the unique character of the area. In addition, it is important that development in this district be compatible with surrounding residential neighborhoods.

(d) Compliance

Every building or site permit application for new construction or major renovation of an existing structure (as defined in section 27-523) within the South Howard Commercial Overlay District shall comply with all applicable Land Development Regulations and the standards set forth in subsections (e) through (m). These are the minimum requirements which must be met in order to obtain design approval. Specific design criteria will also be applied individually where appropriate (e.g. new signs, request for change of location or increase in amount of parking, new lighting, etc.). Alternative design concepts may be considered by the zoning administrator (and/or his or her designee) if consistent with the above mentioned purpose and intent.

Properties located in the Local Ordinance Hyde Park Historic District must also adhere to specific design guidelines for the area and obtain a Certificate of Appropriateness (CA) from the Architectural Review Commission (ARC) prior to any development or rehabilitation. Where there is a conflict between the Hyde Park Design Guidelines and the South Howard Commercial Overlay District Development Design Standards, the more restrictive regulations shall apply.

(e) Variances

Any property owner in the South Howard Commercial Overlay District seeking a variance from these design standards or from those requirements referenced in section 27-213(e)(1)a. through c. shall file this application for variance with the ARC staff administrator in accordance with the procedures set forth in section 27-214.

(f) Appeals

Persons aggrieved by any order, requirement, decision, or determination made by the zoning administrator with regard to these design standards may appeal that order, requirement, decision, or determination by filing a petition to the ARC for an administrative appeal in accordance with section 27-373(a). The ARC shall hold a public hearing to consider testimony or evidence from the public to better understand the purpose and intent of the overlay district and the character of the surrounding neighborhood.

(g) Review Procedures

(1) Pre-application conference. It is strongly recommended that any property owner or agent thereof required to obtain design approval schedule a courtesy review prior to the submission of an application for design approval.

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

a. Site plan. Six (6) folded copies of a site plan (if the development is located in the Hyde Park Historic District, it shall be subject to the submittal requirements of the ARC) conforming to the requirements listed below must be submitted as a part of the commercial site review application.

1. General location and context map indicating the proposed site relative to all building and street rights-of-way lying immediately adjacent to the proposed site perimeter.

2. North arrow and scale (Scale: one (1) inch = twenty (20) feet to one (1) inch = fifty (50) feet).

3. Property line boundaries and dimensions.

4. Name, location, and width of existing street and alleys adjacent to the site.

5. Location, size, height, and use of all existing principal and accessory buildings, and any proposed additions and/or new buildings.

6. Vehicle and pedestrian circulation, including ingress, egress, loading, unloading, parking and accessibility for persons with disabilities.

7. Location and dimension of existing and proposed driveways, sidewalks, and parking areas, including typical parking space dimensions.

8. Existing and proposed building setbacks, parking lot landscaping, and buffering from adjacent uses (if applicable).

9. Proposed design and location of lighting fixtures.

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

c. Exterior elevations of all sides of the project fronting or visible from South Howard Avenue (include any existing structures abutting the proposed project on the same street wall).

(h) General Building Design Standards

(1) Unobstructed pedestrian access and shelter, shade, and/or weather protection shall be provided along streets and public rights-of-way or next to areas used by the public through the use of shade trees, awnings, arcades, balconies, overhangs, etc., and shall provide any other appropriate pedestrian amenities (e.g. benches), subject to subsection (m) below.

(2) Doors, windows, and other architectural features shall be used to break large wall planes into smaller components, thereby creating a more pedestrian friendly scale and mass. No more than thirty (30) percent of consecutive front facade may remain without architectural detail.

(3) The principal facade and entry to the building shall front South Howard Avenue (or may be located off the courtyard if applicable) and must be accessible from the sidewalk. At least fifty (50) percent of the ground level of the principal building facade shall be constructed of transparent materials or fenestrated.

(4) Buildings shall be set back no less than ten (10) feet and no more than eighteen (18) feet from the front property line at ground level. However, second floor area(s) and above may be built out to the front property line, creating an arcade. Structural support for the arcade may be located within the front setback however, arcaded areas may not be enclosed or screened.

(5) Courtyards are permitted within the front setback. If at least two-thirds (2/3) of the principal facade is devoted to open courtyard space, the remaining portion of the building may be built out to the front property line, subject to section 27-240.

(6) Outdoor cafes. Outdoor cafes are permitted within the front setback, arcaded areas, and open courtyards, and may be enclosed with a hedge, or a removable decorative fence or wall, with a maximum height of three (3) feet. A minimum of six (6) feet of unobstructed walkway must be maintained along any sidewalk area.

(7) Drive-through window services and queuing lanes for such services may not be located between the front facade of the building and South Howard Avenue, and must be designed so as to have minimal impact on pedestrian traffic along South Howard Avenue.

(8) Chain link fences may not front or be visible from South Howard Avenue.

(9) Lighting. Outdoor light fixtures must complement the design of the building.

(10) Any exterior garbage receptacles, dumpsters, or mechanical equipment must be placed on a suitable slab and screened from view of any right-of-way or residential use with one hundred (100) percent opaque material which is compatible with the front facade of the principal structure. In addition, garbage receptacles and dumpsters must be located on private property and be accessible for service by the Solid Waste Department.

(11) Property owners shall provide a six (6) foot sidewalk along South Howard Avenue, aligned with and connected to that of adjacent and contiguous properties.

(i) Parking

(1) Surface parking shall be located on the side or rear of the building, on the street if approved by the division of public works, or alternative parking placement may be considered by the zoning administrator (and/or his or her designee) if consistent with the purpose and intent described in section 27-461(c). Alternative parking layouts, which include surface parking abutting right-of-way on South Howard Avenue, must provide increased landscape buffering (e.g., one (1) tree for every twenty (20) feet of vehicular use area (VUA) abutting South Howard Avenue right-of-way and a screen consistent with section 13-161 Vehicular Use Areas, with the exception that planting be done at thirty (30) inches on center). An increase in pedestrian amenities may also be required (e.g., street furniture, decorative paver blocks, planters, etc.)

(2) The facade of freestanding parking structures fronting South Howard Avenue must consist of commercial, retail, or office uses on the ground level. The entrance to freestanding parking structures shall not front South Howard Avenue.

(3) Vehicle access and flow for new development shall have minimal impact on pedestrian circulation, and there must be continuity across the mouth of all curbcuts, subject to section 22-315 of the City of Tampa Code of Ordinances.

(j) Buffers and Screening

All development within the South Howard Commercial Overlay District shall comply with section 27-130 Buffers and screening requirements, except that the ten (10) and fifteen (15) foot buffer requirements set forth in the buffer matrix shall be reduced to five (5) feet for all properties located within the district.

(k) Landscaping. All sites within the South Howard Commercial Overlay District shall comply with the tree, site clearing, and landscaping requirements set forth in Chapter 13 of the City of Tampa Code of Ordinances.

(l) General Sign Standards

The following sign standards shall apply to new signs in the South Howard Commercial Overlay District, and shall be in addition to the sign regulations set forth in this chapter and in Chapter 20.5. Where regulations are inconsistent, the provisions of this subsection shall apply and control in the district, subject to the provisions of subsection (m) below. The following provisions are intended to allow the creation of unique and informative signs which give a distinct flavor to the area, while maintaining a non-intrusive, pedestrian environment. These guidelines are not intended to prohibit the design of unusual signs that may enhance the character of the building, or reflect the nature of the business.

(1) Parcels permitted to have more than one (1) wall sign per section 20.5-13(c). Regulations for wall signs may not have those wall signs abutting at the corner of a building. A minimum separation of ten (10) feet shall be required between such signs. A minimum separation of four (4) feet shall be maintained between signs on the same facade.

(2) The size of wall and awning signs shall not exceed one-half (1/2) square foot per linear foot of building frontage, or twenty-five (25) square feet, whichever is less. Text shall not exceed twelve (12) inches in height.

(3) Pylon signs are prohibited in the South Howard Commercial Overlay District. Ground signs shall be a maximum of fifteen (15) square feet in area, six (6) feet in height, and may be placed at the property line subject to section 27-240.

(4) One non-illuminated marquee sign with a maximum dimension of four (4) feet in length, one (1) foot in height, and six (6) inches in thickness, may be located at the main entry of each business. The sign must be located under the awning, at least seven (7) feet above the sidewalk, at a perpendicular angle to the exterior wall. Text may be located on both faces of the sign, with a maximum lettering height of six (6) inches.

(5) Interior illumination of signs ("backlighting") is prohibited in the South Howard Commercial Overlay District.

(m) Encroachments

Encroachments into the public right-of-way for awnings, awning signs, architectural features, streetscape features, or street furniture may be authorized administratively by the department of public works. A separate encroachment application for awnings or architectural features may not be required provided the projections comply with the criteria listed in section 27-455 (g), (1) through (5) of the City of Tampa Code of Ordinances.