

# TAMPA CARES

A publication from the City of Tampa's Development Coordination Office

September 2024

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City of Tampa Development Services Center

### Upcoming City Council Public Hearings that you may wish to attend and offer your comments:

**NOTICE:** City Council public hearings will be conducted in a hybrid format. The public can continue to participate virtually while City Council members will participate in person at Old City Hall. Stay tuned for further details. For more information please visit our website at <https://www.tampagov.net/quasi>.

## DEPARTMENT ANNOUNCEMENTS!

Happy Labor Day. An exciting September ahead for Development Coordination, but first a look back in history. In 1853, Tampa incorporated as a town with a whopping 185 civilians and 789 military personnel. Today Tampa is home to over 400,000 residents, making Tampa the 49th largest city in the United States. Today, the City is moving "Tampa Forward" with the first comprehensive update to the land development code in forty years. The public kickoff will be held at the City Center on Hanna Avenue starting at 7 PM on September 16, 2024. At the September 26, 2024 City Council workshop hearing, Development Coordination and City Planning will introduce to Council the proposed changes to Chapter 27 as part of the July cycle of code amendments. These amendments are separate and distinct from the code update that is part of Tampa Forward (see page 24 for more details on how to RSVP).

The sales tax holiday for disaster preparedness ends on September 6. This is the last chance of the year to stock up on hurricane supplies and not have to pay sales tax on certain items.

Happy Labor Day! The City will be closed on September 2 in honor of the day.

Please note the following email addresses when reaching out to the City:

[TampaZoning@tampagov.net](mailto:TampaZoning@tampagov.net)

[VRB@tampagov.net](mailto:VRB@tampagov.net)

[COT-Address@tampagov.net](mailto:COT-Address@tampagov.net)

[CSDHelp@tampagov.net](mailto:CSDHelp@tampagov.net)

[Treetquestions@tampagov.net](mailto:Treetquestions@tampagov.net)

[CSDInspections@tampagov.net](mailto:CSDInspections@tampagov.net)

[CSDPlanReview@tampagov.net](mailto:CSDPlanReview@tampagov.net)

[CSDCompliance@tampagov.net](mailto:CSDCompliance@tampagov.net)

[TampaCityCouncil@tampagov.net](mailto:TampaCityCouncil@tampagov.net)

[Councilquasibox@tampagov.net](mailto:Councilquasibox@tampagov.net)

City Council still has a virtual component for their hearings, but the VRB, ARC, BLC and Code Enforcement are meeting in person.

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DE1-24-248	Leontoinette Chandler	3402 N 29th St	Alternative Design Request for section 27-240(e)(1)(h) and 27-240(e)(1)(c).	College Hill-Belmont Heights Neighborhood Ass & Crime Watch Ybor City Management LLC Tampa Overlook Neighborhood Assn. Jackson Heights Neighborhood Assoc & Crime Watch Ybor Heights Neighborhood Assoc & Watch Group VM Ybor Neighborhood Assn & Crimewatch K Bar Ranch	N/A
DE1-24-247	Kim Headland	1023 E 17th Ave	Alternative Design Request for height increase of accessory structure per 27-290(1)(a)(2).	VM Ybor Neighborhood Assn & Crimewatch VM Ybor Neighborhood Assn. Southeast Seminole Heights Civic Assn. Tampa Overlook Neighborhood Assn. Ybor Heights Neighborhood Assn & Watch Group	N/A
DE1-24-246	Addie Mentry	300 W Tyler St	Alternative Design Request for section 27-289.4(e) - Alternative sign plan	Downtown River Arts Neighborhood Assn. The Residences of Franklin Street Condominium Assn, Inc. One Laurel Place Franklin Street City Lofts HOA Inc. Hyde Park Spanishtown Creek Civic Assn.	N/A
DE1-24-245	Adam Shehata	8117 N 11th St	Alternative Design Request for section 27-284.3.3 - Landscaped Areas, plantings, buffers and screening	Sulphur Springs Action League, Inc. Hampton Terrace Neighborhood Assn.	N/A



DE1-24-239	Mark Sullivan	3702 W Swann Ave	Alternative Design Request for section 27-284.3, 27-284.3.2, 27-284.3.3, and 27-284.4.1.	Golfview Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Ballast Point Neighborhood Assn. K Bar Ranch Bon Air Neighborhood Assn.	N/A
DE1-24-238	Alvaro Yepes	3024 W Aileen St	Alternative Design Request for section 27-161(e) - Determination of yards	MacFarlane Park Assn. & Neighborhood Watch West Tampa CRA Community Advisory Committee Bowman Heights Neighborhood Watch Riverbend Civic Assn. Bowman Heights Highland Pines Community Task Force, Inc. Armory Gardens Civic Assn.	N/A
DE1-24-237	Mark Dexter	4001 W North B St	Alternative Design Request for section 27-290.1(e)	North Bon Air Neighborhood Assn, Inc. Westshore Alliance	N/A
DE1-24-235	Mark Bentley	3140 W Kennedy Blvd	Alternative Design Request for section 27-283.10(a)(2), 27-283.10(a) 2), 27-283(12) Parking table 2, and 27-284.3.3.	Palma Ceia Pines Armory Gardens Civic Assn. Parkland Estates Civic Club, Inc. Westshore Alliance Gray Gables Neighborhood Assn, Inc. Oakford Park Neighborhood Assn, Inc.	N/A



DE1-24-234	Addie Mentry	1 Tampa General Cir	Alternative Design Request for section 27-289.4(e) - Alternative sign plan.	Davis Islands Civic Assn, Inc.	N/A
DE1-24-233	James Lloyd	909 S Dakota Ave	Alternative Design Request for section 27-290(1)(a)(2). - Accessory structures shall not exceed fifteen (15) feet in height, unless the proposed structure is located in a national or local historic district.... and may approve a height increase of up to fifty (50) percent of the height limitation.	Historic Hyde Park Neighborhood Assn, Inc. SOHO Business Alliance Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Hyde Park Preservation, Inc.	N/A
DE1-24-231	Justin Basil	1910 W Cass St	Alternative Design Request for make use of Code Provision Sec 27-283.10(2), an allowable reduction in the parking requirement for existing buildings underling a change of use to a more intensive use. This design exception is a request for a reduction of one (1) required parking space.	North Hyde Park Civic Assn, Inc. West Tampa CRA Community Advisory Committee SOHO Business Alliance North Hyde Park Civic Assoc. Neighborhood Crime Watch North Hyde Park Alliance Bowman Heights West Riverfront Neighborhood Crimewatch Assn, Inc. Armory Gardens Civic Assn. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn.	N/A
DE1-24-230	Peter Bennett	4813 W Flamingo Rd	Alternative Design Request for section 27-282.9 (b)(1) -Development alternatives/Townhouse	Bayside West Neighborhood Assn, Inc. Belmar Gardens Neighborhood Virginia Park Neighborhood Assn, Inc. Beach Park Homeowners Assn, Inc.	N/A

DE1-24-229	Etsuko Takemori	3301 W Iowa Ave	<p>Alternative Design Request for section 27-156(C) Table 4-2 footnote: 8 - The structural edge of the vehicular entrance to the garage, carport or any vehicular storage area must be setback a minimum of eighteen (18) feet from the property line located adjacent to a street for a one-vehicle storage area and ten (10) feet for a two- or more vehicle storage area, provided that the visibility standards of section 27-283.5 are met. Alternative setbacks may be considered by the zoning administrator, or designee, for those structures that access alleys.</p>	<p>Interbay - South of Gandy Civic Assoc. Southtown Park HOA Belmar Gardens Neighborhood Ballast Point Neighborhood Assn.</p>	N/A
DE1-24-228	Randel Matthews	1305 E Park Cir	<p>Alternative Design Request for alternative design for section 27-211.7 - Residential Building Form</p>	<p>Old Seminole Heights Neighborhood Assn. Southeast Seminole Heights Civic Assn. Neighborhood Watch Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. Hampton Terrace Neighborhood Assn. South Seminole Heights Civic Assn.</p>	N/A
DE1-24-227	Colby Enlow	2529 W Curtis St	<p>Alternative Design Request for section 27-284.3.3(Table 284.3.3)- Landscaped Areas, Plantings, Buffers and Screening</p>	N/A	N/A
DE1-24-226	Michael Mincberg	1312 E Estelle St	<p>Alternative Design Request for section 27-160(b) - Special street setbacks</p>	<p>Historic Ybor Neighborhood Civic Assn. Hyde Park Spanishtown Creek Civic Assn. Bowman Heights</p>	N/A

<p>DE1-24-219</p>	<p>Kevin Robles</p>	<p>707 W Ross Ave</p>	<p>Alternative Design Requests for alternative design for section -27-156 (c) Table 4-2 Note 8. - The structural edge of the vehicular entrance to the garage, carport or any vehicular storage area must be setback a minimum of eighteen (18) feet from the property line located adjacent to a street for a one-vehicle storage area and ten (10) feet for a two- or more vehicle storage area, provided that the visibility standards of section 27-283.5 are met.</p>	<p>Ridgewood Park Crime Prevention &amp; Civic Assn, Inc. One Laurel Place Tampa Overlook Neighborhood Assn. Bowman Heights VM Ybor Neighborhood Assn &amp; Crimewatch Hampton Terrace Neighborhood Assn. Ybor Heights Neighborhood Assn &amp; Watch Group Riverside Heights Civic Assn. Tampa Heights Civic Assn, Inc.</p>	<p>N/A</p>
<p>DE1-24-218</p>	<p>Marcos Rivera</p>	<p>1503 W Grace St</p>	<p>Alternative Design Request for alternative design for section 27-241 (e)(2)(c)(5) - Driveways and Alley Access.</p>	<p>West Riverfront Neighborhood Crimewatch Assn, Inc. West Tampa CRA Community Advisory Committee North Hyde Park Civic Assoc. Neighborhood Crime Watch Armory Gardens Civic Assn. North Hyde Park Civic Assn, Inc.</p>	<p>N/A</p>
<p>DE1-24-217</p>	<p>David Shaffer</p>	<p>2311 W North B St</p>	<p>Alternative Design Request for alternative design for section 27-241 (e)(2)(c).(2) - Density and setbacks</p>	<p>North Hyde Park Civic Assn, Inc. West Tampa CRA Community Advisory Committee SOHO Business Alliance North Hyde Park Civic Assoc. Neighborhood Crime Watch North Hyde Park Alliance Bowman Heights West Riverfront Neighborhood Crimewatch Assn, Inc. Armory Gardens Civic Assn. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.</p>	<p>N/A</p>



NOTICE: All City Council public hearings for September 2024 will be virtual meetings

AB1-24-35	Antonio Morales	4019 S MacDill Ave	Restaurant (Consumption On Premises-Only)	Bayshore Beautiful Neighborhood Assn. Keep Bayshore Beautiful Inc. Hawthorne Pond Condominium Assn. Belmar Gardens Neighborhood 345 Bayshore Condominium Assn. Ballast Point Neighborhood Assn. Parkland Estates Civic Club, Inc.	N/A
AB1-24-33	Gregory Elliot	3225 S MacDill Ave	Restaurant (Consumption On Premises-Only)	Palma Ceia Neighborhood Assn, Inc. Virginia Park Neighborhood Assn, Inc Bayshore Gardens Neighborhood Assn. Inc Palma Ceia West Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	N/A
AB1-24-32	Grace Yang	1531 E 7th Ave	Special Restaurant (Consumption On Premises-Only)	Historic Ybor Neighborhood Civic Assn, Inc. Ybor City Management LLC Hyde Park Spanishtown Creek Civic Assn Bowman Heights	N/A

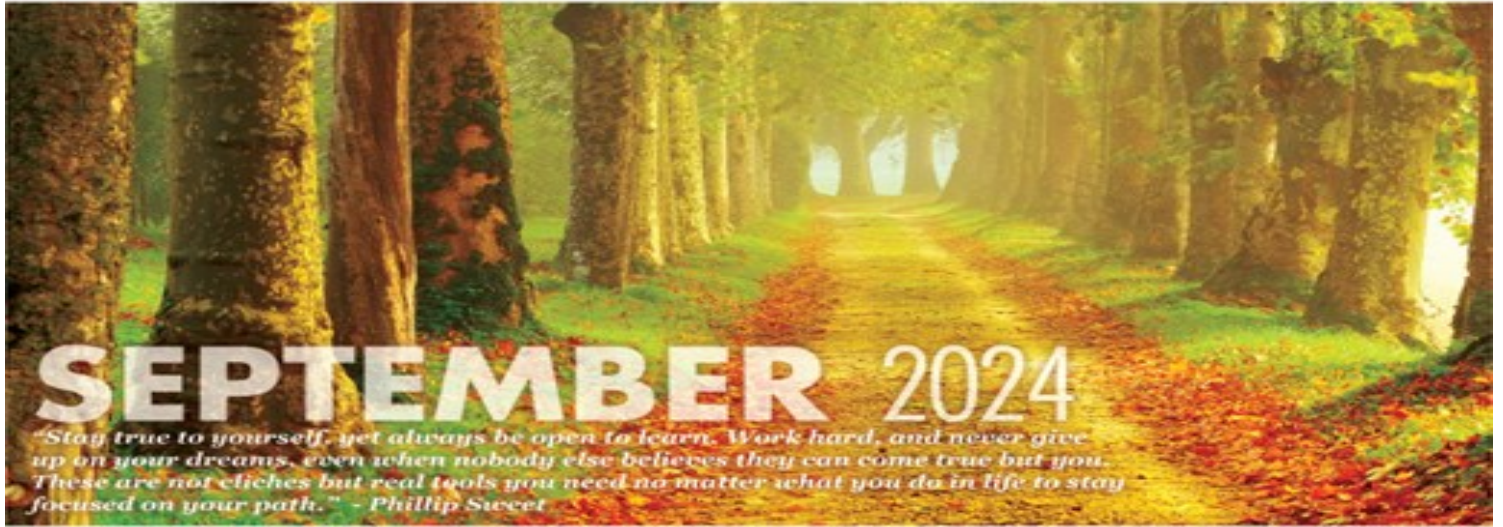


\*More than one public meeting may be held.

\*\*Dates are subject to change. Please Call City Clerk @ 274-8397 for scheduled dates.

NOTICE: All City Council public hearings for September 2024 will be by hybrid meetings

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing
SU1-24-89	Tania Torres	1018 W Busch Blvd	Parking, off street: Commercial Use	Lowry Park Central Community Organization	N/A





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File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing
SU1-24-88	Jonathan Davis	6422 N 23rd St	Congregate Living Facility: Small Group Care	Seminole Heights East Neighborhood Assn. Hampton Terrace Neighborhood Assn	N/A
SU1-24-87	John Selvi	2402 E Dr. MLK Jr. Blvd	Dwelling: Multiple Family	College Hill-Belmont Heights Neighborhood Assoc & Crime Watch Tampa Overlook Neighborhood Assn. Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch K Bar Ranch East Tampa 1	N/A
SU1-24-86	Yaquelin Quintero	1907 W Sligh Ave	Dwelling: Multiple Family	Armenia Garden Estates Neighborhood Assn. Riverbend Civic Assn	N/A



COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE

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File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing
SU1-24-85	Ron Fair	3127 W Oaklyn Ave	Extended Family Residence	Golfview Neighborhood Assn, Inc. SOHO Business Alliance Bowman Heights Palma Ceia West Neighborhood Assn. Tampa Heights Civic Assn, Inc. Historic Hyde Park Neighborhood Assn Parkland Estates Civic Club, Inc.	N/A
SU1-24-84	Lazaro Lantes	2511 W Virginia Ave	Daycare & Nursery Facility (Limited to 5 Children)	Stadium Area Neighborhood Assn. Bowman Heights Old Seminole Heights Neighborhood Assn.	N/A
SU1-24-83	William Fiore	6805 N Wellington Ave	Dwelling Unit: Accessory	Old Seminole Heights Neighborhood Assn. Southeast Seminole Heights Civic Assn Neighborhood Watch Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. Hampton Terrace Neighborhood Assn South Seminole Heights Civic Assn.	N/A
SU1-24-82	Susana Fernandez	2511 W Abdella St	Extended Family Residence	MacFarlane Park Assn & Neighborhood Watch West Tampa CRA Community Advisory Committee Bowman Heights Neighborhood Watch Riverbend Civic Assn. Highland Pines Community Task Force Armory Gardens Civic Assn.	N/A



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File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing
SU1-24-81	Isabela Schlabach	7007 S Fitzgerald St	Congregate Living Facility: Small Group Care	Port Tampa City, Inc. Civic Assn. Southtown Park HOA	N/A
SU1-24-80	Rachel Baillie	1411 W Sligh Ave	Dwelling: Single Family Attached	Lowry Park Central Community Organization Riverbend Civic Assn	N/A
SU1-24-79	Andreas Spanos	3916 W San Rafael St	Extended Family Residence	Palma Ceia West Neighborhood Assn. Virginia Park Neighborhood Assn.	N/A
SU1-24-78	Luisa Alonso	2918 W Louisiana Ave	Extended Family Residence	Plaza Terrace Neighborhood Assn.	N/A
SU1-24-77	Jesse Blackstock	3043 N Florida Ave	Dwelling: Single Family Attached	Tampa Heights Civic Assn, Inc. Tampa Heights Civic Assoc Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn. Bowman Heights VM Ybor Neighborhood Assn & Crimewatch Hampton Terrace Neighborhood Assn Ybor Heights Neighborhood Assn & Watch Group Riverside Heights Civic Assn	N/A



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File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing
AB2-24-30	Colin Rice	2506 S MacDill Ave	Small Venue Beer, Wine & Liquor (Consumption On Premises/ Package Sales Consumption Off Premises)	Palma Ceia Neighborhood Assn, Inc. Virginia Park Neighborhood Assn. Bayshore Gardens Neighborhood Assn Palma Ceia West Neighborhood Assn. Parkland Estates Civic Club, Inc.	2024 @5:01pm



COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE

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File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing
VAC-24-13	Tyler Hudson	1400 N 35th St	Vacate 1 block of 4th Ave	Historic East Ybor & Gary Neighborhood Assn. Ybor City Management LLC Old Seminole Heights Neighborhood Assn.	09/19/2024 2ndReading @10:00am
VAC-24-09	Pawn Rattan	2315 N Florida Ave	Vacating	Tampa Heights Civic Assn, Inc. Tampa Heights Civic Assn Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn Bowman Heights VM Ybor Neighborhood Assn & Crimewatch Hampton Terrace Neighborhood Assn Ybor Heights Neighborhood Assn & Watch Group Riverside Heights Civic Assn	09/12/2024 1stReading @5:01pm
VAC-24-04	Alcidio Correia	208 E Virginia Ave	Vacating Alleyway	Tampa Heights Civic Assn, Inc. Tampa Heights Civic Assn Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn Bowman Heights VM Ybor Neighborhood Assn & Crimewatch Hampton Terrace Neighborhood Assn Ybor Heights Neighborhood Assn & Watch Group Riverside Heights Civic Assn.	09/19/2024 1stReading @10:30am



COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE

The City Planning Department coordinates biannual updates to the Land Development Code as set forth by Sec. 27-147. Below is the process schedule and meeting information.

## **July 2024 Amendment Cycle**

*Tentative proposed amendments (subject to change):*

- Public Information meetings: October 2024
- Public comment period : October/November 2024
- Finalization of text amendment language: December 2024
- Transmit language and public comment to City Council and request transmittal to the Planning Commission: January 2025
- Planning Commission briefing: February 2025
- Planning Commission public hearing City /Council First Reading (evening): March 2025
- City Council Second Reading (daytime): April 2025

Tampa Updates its Land Development Code | City of Tampa

<https://www.tampa.gov/development-coordination/tampa-updates-its-land-development-code>

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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
VRB-24-36	Skills Center Group Inc / Kenneth Roberts	5107 N 22nd St	<p>1. West Elevation Sign The Request on the West Elevation is to increase the size of the logo from 12 inches to 37 inches high by 61.4 inches totaling 15.8 square foot and increase the size of the letters from 12 inches high to 24 inches high by 264 inches wide totaling 45.3 square foot. The combined increased square footage of the sign combination on the West Elevation being 61.1 sf.</p> <p>2. North Elevation Sign The request on the North Elevation is to increase the number of signs from 1 sign to 2 signs. The detail for the 2 signs are as follows: Sign 1 on the north elevation would additionally increase the size of the sign from 25sf to 39.7 sf with a text height of 46.3 inches and width of 123.4 inches. Sign 2 on the north elevation would increase from 25 sf to 37.2 sf with a text height of 50.5' by 106".</p> <p>3. Request to increase the size of the sign allowed to greater than 25sf on the North and West Elevations and allow for 2 signs on the North elevation.</p>	<p>Historic Belmont Heights Neighborhood Assn Tampa Overlook Neighborhood Assn Southeast Seminole Heights Civic Assn VM Ybor Neighborhood Assn &amp; Crimewatch Hampton Terrace Neighborhood Assn East Tampa 1</p>	<p>09/10/2024 @5:30pm</p>

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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
VRB-24-35	George M Jr & Jennifer A Jonah / Charles Kitzmiller	3216 W Peral Ave	1. Reduction of corner side yard from 15' to 11'-2" 2. Vest existing front yard setback of 23'-9"	Interbay-South of Gandy Civic Assn Southtown Park HOA Belmar Gardens Neighborhood Ballast Point Neighborhood Assn.	09/10/2024 @5:30pm
VRB-24-34	Scott Gossen	4514 W Watrous Ave	Removal of two (2) grand trees	Beach Park Homeowners Assn, Inc. Westshore Alliance Bayshore Beautiful Neighborhood Assn, Inc. Bayshore Gardens Neighborhood Assn, Inc. Armory Gardens Civic Assn Culbreath Bayou Homeowners Assn, Inc.	09/10/2024 @5:30pm
VRB-24-32	Ochoa Rodriquez & Miladys Guevara	1705 Alexander Rd S	1- Request a front yard setback reduction for an accessory structure from 60ft to 7ft. 2-Request a height increase for an accessory structure from 15ft to 16ft. 3-Request a side yard setback for the primary structure from 7ft to 5ft. 4-Request a reduction of the primary structure eave from the accessory structure eave from 5ft to 1ft	Wellswood Civic Assn, Inc. Tampa Overlook Neighborhood Assn. Old Seminole Heights Neighborhood Assn, Inc.	09/10/2024 @5:30pm



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TBD – To be Determined / N/A - Not Applicable



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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
VRB-24-31	Ralph Lii & Kelly Mcqueen /Ijja Leah	4002 W Corona St	Reduce required setback of the structural edge of vehicular entrance on a RS-60 corner lot from 15' to 8' from the property line	Virginia Park Neighborhood Assn, Inc. Virginia Park Neighborhood Assn. Belmar Gardens Neighborhood Palma Ceia Neighborhood Assn, Inc. Bayside West Neighborhood Assn, Inc.	09/10/2024 @5:30pm
VRB-24-30	Eaman Iranmanesh & Alex Rios	5604 N 18th St	Remove one (1) grand tree	Old Seminole Heights Neighborhood Assn. Southeast Seminole Heights Civic Assn. Neighborhood Watch Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. Hampton Terrace Neighborhood Assn. South Seminole Heights Civic Assn, Inc.	09/10/2024 @5:30pm
VRB-24-26	Jose Ramirez & Brian DeCosmo	2704 W Tyson Ave	Remove one (1) grand tree	Ballast Point Neighborhood Assn. Southtown Park HOA Belmar Gardens Neighborhood	09/10/2024 @5:30pm



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TBD – To be Determined / N/A - Not Applicable

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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
REZ-24-66	Julie Cuevas	4001 W Carmen St	RS-50 to PD (Residential, Single Family, Detached)	North Bon Air Neighborhood Assn, Inc. Westshore Alliance	09/12/2024 @5:01pm
REZ-24-65	Steve Michelini	206 Chippewa Ave	RS-60 to RS-50	Davis Islands Civic Assn, Inc.	09/12/2024 @5:01pm
REZ-24-64	Marc Mobley	709 W Park Ave	RS-60 to RS-50	Ridgewood Park Crime Prevention & Civic Assn, Inc.	09/12/2024 @5:01pm
REZ-24-60	John Lum	2409 W Fig St	RM-16 to RM-18	Armory Gardens Civic Assn. Parkland Estates Civic Club, Inc.	09/12/2024 @5:01pm
REZ-24-58	Stephen Gold	405 North Armenia Ave	RM-16 and PD to PD (Residential, Single Family, Attached)	North Hyde Park Civic Assn, Inc. Parkland Estates Civic Club, Inc. West Tampa CRA Community Advisory Committee SOHO Business Alliance North Hyde Park Civic Assoc. Neighborhood Crime Watch North Hyde Park Alliance Bowman Heights West Riverfront Neighborhood Crimewatch Assn, Inc. Armory Gardens Civic Assn. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.	09/12/2024 @5:01pm

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*TBD – To be Determined / N/A - Not Applicable*

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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
REZ-24-52	Pawan Rattan	2315 N Florida Ave	RM-24 and CI to PD (Storefront Residential, All CG Uses & Commercial Parking)	Tampa Heights Civic Assn, Inc. Tampa Heights Civic Assn Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn. Bowman Heights VM Ybor Neighborhood Assn & Crimewatch Hampton Terrace Neighborhood Assn Ybor Heights Neighborhood Assn & Watch Group Riverside Heights Civic Assn.	09/12/2024 @5:01pm
REZ-24-26	Alex Rios	2704 West Palmetto St	RS-50 to PD (Residential, Single Family, Semi-Detached)	MacFarlane Park Assoc. & Neighborhood Watch West Tampa CRA Community Advisory Committee Bowman Heights Neighborhood Watch Riverbend Civic Assn. Bowman Heights Highland Pines Community Task Force, Inc. Armory Gardens Civic Assn.	09/12/2024 @5:01pm
REZ-24-20	Azam Elsheikh	2511 North Howard Ave	RO to PD (All CN Uses)	Old West Tampa Neighborhood Assoc & Crimewatch West Tampa CRA Community Advisory Committee North Hyde Park Civic Assoc. Neighborhood Crime Watch Bowman Heights Neighborhood Watch Bowman Heights	09/12/2024 @5:01pm
REZ-23-18	David Alvarez	2107 W Spruce St	RS-50 to RM-18	Old West Tampa Neighborhood Assoc & Crimewatch West Tampa CRA Community Advisory Committee North Hyde Park Civic Assoc. Neighborhood Crime Watch Bowman Heights Neighborhood Watch Bowman Heights	09/12/2024 @5:01pm

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TBD – To be Determined / N/A - Not Applicable

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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
ARC-24-312	City of Tampa Agent: Andrew Gale	711 N Franklin St	Certificate of Appropriateness - New Construction: Addition Renovations Site Improvements	Downtown River Arts Neighborhood Assn. The Residences of Franklin Street Condominium Assn, Inc. One Laurel Place Franklin Street City Lofts HOA Inc. Hyde Park Spanishtown Creek Civic Assn.	09/09/2024 @5:30pm
ARC-24-336	Joshua Mastracci & Catherine Simon Agent: George Lam	1703 W. Jetton Ave	Certificate of Appropriateness - New Construction: Addition to Primary Structure Rehabilitation: Front Porch Site Improvements	Historic Hyde Park Neighborhood Assn, Inc. SOHO Business Alliance Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	09/09/2024 @5:30pm
ARC-24-368	Tampa Metropolitan Area YMCA, Inc. Agent: Marcel Maslowski	1905 N. Florida Ave	Certificate of Appropriateness - New Construction: 4 Story Commercial Building Site Improvements	Tampa Heights Civic Assn, Inc. Tampa Heights Civic Assn Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn Bowman Heights VM Ybor Neighborhood Assn & Crimewatch Hampton Terrace Neighborhood Assn. Ybor Heights Neighborhood Assn & Watch Group Riverside Heights Civic Assn.	09/09/2024 @5:30pm



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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
BLC-24-42	Tina Marie Eloian Agent: Jorge Hernandez	1506 N. 15th St	Certificate of Appropriateness - New Construction: Addition to Primary Structure Site Improvements	Historic Ybor Neighborhood Civic Assn, Inc. Ybor City Management LLC Hyde Park Spanishtown Creek Civic Assn. Bowman Heights	09/24/2024 @9:00am
BLC-24-140	Angel & Regina Gonzalez Agent: Kim Headland	1208 E. 14th Ave	Certificate of Appropriateness - New Construction: Duplex Site Improvements	VM Ybor Neighborhood Assn & Crimewatch Ybor City Management LLC Hyde Park Spanishtown Creek Civic Assn. Bowman Heights VM Ybor Neighborhood Assn Southeast Seminole Heights Civic Assn. Tampa Overlook Neighborhood Assn. Ybor Heights Neighborhood Assn & Watch Group Historic Ybor Neighborhood Civic Assn, Inc.	09/24/2024 @9:00am
BLC-24-141	Richard and Kim Headland	1023 E. 17th Ave	Certificate of Appropriateness - New Construction: Accessory Structure Site Improvements	VM Ybor Neighborhood Assn & Crimewatch VM Ybor Neighborhood Assn Southeast Seminole Heights civic Assn Tampa Overlook Neighborhood Assn Ybor Heights Neighborhood Assn & Watch Group	09/24/2024 @9:00am



**\*\*Dates are subject to change. Please Call 813-274-3100 Option 3.**

NOTICE: All City Council public hearings for September 2024 will be by hybrid meetings

File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
BLC-24-155	J Lopez Property Investment LLC Agent: Juan Quinones	1002 E. 19th Ave	Certificate of Appropriateness - New Construction: Two Story Single Family Residence Site Improvements	VM Ybor Neighborhood Assn & Crimewatch VM Ybor Neighborhood Assn Southeast Seminole Heights Civic Assn Tampa Overlook Neighborhood Assn Ybor Heights Neighborhood Assn & Watch Group	09/24/2024 @9:00am
BLC-24-170	Ybor Land, LLC Agent: David Bailey	1820 E. 7th Ave	Certificate of Appropriateness - New Construction: Modular Building Site Improvements	Historic Ybor Neighborhood Civic Assn, Inc. Ybor City Management LLC Hyde Park Spanishtown Creek Civic Assn Bowman Heights	09/24/2024 @9:00am



**\*\*Dates are subject to change. Please Call 813-274-3100 Option 3.**

NOTICE: All City Council public hearings for September 2024 will be by hybrid meetings

File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
HPC-24-27	Richard Doby House Tara Nelan	1405 W Azeele St	Landmark Designation	Hyde Park Spanishtown Creek Civic Assn Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. SoHo Neighborhood Assn, Inc. Historic Hyde Park Neighborhood Assn, Inc.	09/17/2024 @9:00am



**\*\*Dates are subject to change. Please Call 813-274-3100 Option 3.**



## Tampa Updates its Land Development Code

### Announcements

The City of Tampa is excited to launch Tampa Forward: Building Tomorrow Together, a two-year project to update the City's Land Development Code (LDC).

To create a better code and build a better Tampa for everyone, we need to hear from you!

Subscribe below to stay informed and be sure to check back here for news, updates, and materials from future public meetings.

We are looking forward to building the future of our city together.

### Survey

Please take the short survey and share your thoughts on the current LDC and what should be included in the update.

### Public Kickoff Meeting

Our Public Kickoff Meeting will be on Monday, September 16th from 7:00PM – 8:30PM at the City Center at Hanna Avenue (2555 East Hanna Avenue). (Doors open 6:30PM. Refreshments will be provided.)

We are excited to host the kickoff in person. Register online. If you cannot attend in person, a virtual option will be provided.

Visit [Tampa Forward](#) for more information.



COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE



## Tampa C.A.R.E.S. Contact List

Department	Location	Phone	Responsibility
Zoning/Right-of-Way	2555 E Hanna Ave	274-3100 opt. 2 259-1712 fax	City of Tampa Zoning Code Requirements/Public Notice Requirements; Vacating and dedicating of right-of-way, code amendments, streets and addresses, easements, encroachments/Business Operating Permits
City Planning	306 E. Jackson Street 3rd Floor	274-7724	Community visioning & form based codes, strategic & comprehensive planning, sub-area planning, natural resource planning
Historic Preservation	2555 E Hanna Ave	274-8920 opt.3 259-1799 fax	Architectural Review Commission & Barrio Latino Commission – Landmark & Historic Districts
Community Partnerships & Neighborhood Engagement	306 E. Jackson St.	274-7574	Facilitate communication between the Mayor's Office, City Departments and Neighbors
Hillsborough County Planning Commission	601 E. Kennedy 18th Floor	272-5940	Compliance w/Tampa Comprehensive Plan
Transportation	306 E. Jackson	274-3100 opt. 5	Right-of-Way permits, Valet & queuing line permits, traffic calming, MOT plans
Construction Services Center	2555 E Hanna Ave	274-3100 opt.1 259-1712 fax	Residential/ Commercial/ Trade Permits structural requirements of building code, flood zone info
Natural Resources	2555 E Hanna Ave	274-3100 opt. 4	Tree Removal, Tree Inspections, Tree Permitting, Tree Consultations
Storm Water	306 E. Jackson St.	274-8333	Storm Water Management
Solid Waste	4010 W. Spruce St.	348-1146	Customer Service Center
Fire Marshall	3402 W. Columbus	274-7000	Fire Code requirements
Code Enforcement (Neighborhood Enhancement)	2555 E Hanna Ave	274-5545 weekday 690-4631 weekend	Junk cars, overgrown lots, zoning violations
Clerk's Office	315 E. Kennedy	274-8397	Copy of an ordinance, City Council Agendas, Archives, Public Records Requests
City Council	315 E. Kennedy	274-8131	Enacting ordinances and liaison for Citizen issues
Parks & Recreation	3402 W. Columbus	274-8615	Emergency Tree Removal, Trees in R-O-W, Special Events on City property
Human Rights Office	2555 E Hanna Ave	274-5835	Provide opportunity in housing, employment and public accommodations by enforcing anti-discrimination laws and offering outreach and education about civil rights.
Housing & Community Development	2555 E Hanna Ave	274-7954	Housing programs that assist eligible low and moderate income residents purchase, rent or rehabilitate existing housing units
Business Tax	2555 E Hanna Ave	274-8751	Business Tax Receipt
Real Estate Division	306 E Jackson St 3N (TMOB)	274-8746 274-8387 fax	Real Estate services for the City of Tampa, Riparian Dock License Agreements, leasing of excess space to third parties, Sale of surplus City land and other professional services to City Departments. Donate or sale of property to the city.

*Anyone may be added to our email listing to receive copies of this monthly newsletter.  
 If you would also like to be removed from receiving this mailer or email, please send your request to:  
 Mary Tavarez at [Mary.Tavarez@tampa.gov](mailto:Mary.Tavarez@tampa.gov).  
 Current and past issues of the Newsletter are also published on our Land Development Coordination Page on [Tampa.gov](http://Tampa.gov).*

Development Coordination  
2555 E Hanna Avenue  
Tampa, FL 33610

Phone: (813) 274-3100  
Fax: (813) 259-1712

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[www.Tampagov.net](http://www.Tampagov.net)

