

TAMPA CARES

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

February 2025

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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 February, everyone!

While we avoided the snow that northern Florida experienced (some of us in Development Coordination still haven't seen snow!), Tampa had its share of frigid temperatures. Thankfully, warmer months are just around the corner.

On this day in Florida history:

In February 1763, the area known as Florida—which at the time extended all the way to modern New Orleans—came under British control following the end of the French and Indian War.

Closer to home:

The City Council has voted to support the July cycle of text amendments, as outlined on pages 9 and 10 of the newsletter. This cycle is expected to be the final cycle as the update and modernization of Chapter 27 continues to move forward.

For all pet lovers:

Mark your calendars! On February 8, the Humane Society will host its annual Bark in the Park celebration at Curtis Hixon Park.

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

TampaZoning@tampagov.net

VRB@tampagov.net

COT-Address@tampagov.net

CSDHelp@tampagov.net

Treequestions@tampagov.net

CSDInspections@tampagov.net

CSDPlanReview@tampagov.net

CSDCompliance@tampagov.net

TampaCityCouncil@tampagov.net

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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DE1-25-52	Sheila Mack	4501 N 30th St	Alternative Design request for alternative 27-240 - (e)(2)(c)(5.) - Front yard setback: Ten (10) feet minimum - twelve (12) feet maximum.	East Tampa 1 Tampa Overlook Neighborhood Assn.	N/A
DE1-25-51	Manuel Mendoza	2717 W Ivy St	Alternative Design request for section 27-241 (2)(c)(5.)(i.) - If an existing lot is adjacent to an open and used public alley, vehicular access to the site shall be provided from the alley as the primary...	MacFarlane Park Assn, & Neighborhood Watch West Tampa CRA Community Advisory Committee Bowman Heights Neighborhood Watch	N/A
DE1-25-50	Alvaro Rodriguez	2219 E Columbus Dr	Alternative Design request for section 27-283.7: Number of off-street parking spaces.	Jackson Heights Neighborhood Assoc. & Crime Watch Ybor City Management LLC Tampa Overlook Neighborhood Assn.	N/A



DE1-25-49	Yerandy Molina	4202 N 26th St	Alternative Design request for section 27-240 (e)(1)(c.) - Setbacks	East Tampa 1 Tampa Overlook Neighborhood Assn.	N/A
DE1-25-47	Troy Carter	4200 W North A St	Alternative Design request for section 27-283.12(a) PKG Table 2 - Regular car off-street parking layout.	Westshore Palms, Inc. Westshore Alliance Bretton Woods Assn, Inc. Bayshore Beautiful Neighborhood Assn In Bayshore Gardens Neighborhood Assn.Inc Armory Gardens Civic Assn. Westshore Alliance North Bon Air Neighborhood Assn, Inc. Beach Park Homeowners Assn, Inc.	N/A
DE1-25-46	John Lum	2409 W Fig St	Alternative Design Request for section 27-241(2)(c.)(5.)(i.) - If an existing lot is adjacent to an open and used public alley, vehicular access to the site shall be provided from the alley as the primary, vehicular access point provided it meets minimum standards referenced in section 27-283.12, off-street parking space standards.	Armory Gardens Civic Assn. Parkland Estates Civic Club, Inc.	N/A



DE1-25-43	Aurea Larralde	3001 E Flora St	Alternative Design request for section 27-290.1(f) - Maximum Height (Fence and Wall regulations).	Old Seminole Heights Neighborhood Assn. Southeast Seminole Heights Civic Assn. Neighborhood Watch Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. South Seminole Heights Civic Assn, Inc. Rivergrove Neighborhood Assn, Inc.	N/A
DE1-25-42	John Lum	905 N Willow Ave	Alternative Design request for section 27-241 (2)(c.)-(2.)-Density and setbacks.	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.	N/A
DE1-25-41	Roger Anderson	2914 N Nebraska Ave	Alternative Design request for section 27-177(e) Table 8-2 and section 27-284.3.3 table 284.3.3.	VM Ybor Neighborhood Assn. & Crimewatch VM Ybor Neighborhood Assn. Southeast Seminole Heights Civic Assn. Informed Neighbor Tampa Overlook Neighborhood Assn. Ybor Heights Neighborhood Assn. & Watch Group	N/A



WORLD
CANCER
DAY
 — FEBRUARY 04 —

NOTICE: All City Council public hearings for February 2025 will be virtual meetings

AB1-25-33	Li Maurell Montero	2047 E Fowler Ave	Alcoholic Beverage Permit Restaurant (Consumption on Premises Only)	University Square Civic Assn, Inc.	N/A
AB1-25-32	Tina Bisard	101 N Franklin St	Alcoholic Beverage Permit Special Restaurant (Consumption on Premises Only)	Tampa Downtown Partnership, Inc. The Slade at Channelside Condo, Inc The Residences of Franklin Street Condominium Assn, Inc. Residents of Franklin Street One Laurel Place Hyde Park Spanishtown Creek Civic Assn. Bowman Heights	N/A
AB1-25-31	Andrew Argintar	1522 E 7th Ave	Alcoholic Beverage Permit 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 February 2025 will be by hybrid meetings

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing
SU1-25-23	Anthony Caruso	4202 W North B St	Extended Family Residence	Westshore Palms, Inc. Westshore Alliance Bretton Woods Assoc, Inc. North Bon Air Neighborhood Assn, Inc	N/A
SU1-25-22	Kevin Drew Robles	5308 N Suwanee Ave	Dwelling: Single Family Detached	Old Seminole Heights Neighborhood Assn, Inc. VM Ybor Neighborhood Assn & Crimewatch Southeast Seminole Heights Civic Assn, Inc. Southeast Seminole Heights Civic Assn Neighborhood Watch Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. South Seminole Heights Civic Assn, Inc	N/A
SU1-25-21	Jana Goodman	3903 W Leila Ave	Extended: Family Residence	Gandy Civic Assn. Southtown Park HOA Belmar Gardens Neighborhood Bayside West Neighborhood Assn, Inc	N/A
SU1-25-20	Robert Fernette	1218 E Ida St	Dwelling: Single Family, Semi-Detached	Southeast Seminole Heights Civic Assn, Inc. Southeast Seminole Heights Civic Assn Informed Neighbor Business Guild of Seminole Heights Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. Ybor Heights Neighborhood Assn. & Watch Group VM Ybor Neighborhood Assn & Crimewatch	N/A



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File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing
SU1-25-19	Eivan Shahara	2036 N Dale Mabry Hwy	Drive-In Window	Carver City/Lincoln Gardens Civic Assn West Tampa CRA Community Advisory Committee Bowman Heights Neighborhood Watch Riverbend Civic Assoc. Bowman Heights Highland Pines Community Task Force Armory Gardens Civic Assn. Westshore Alliance Bel Mar Shores Civic Assn, Inc. MacFarlane Park Assn. & Neighborhood Watch	N/A
SU1-25-17	Nathalie Halsall	7020 N 40th St	Dwelling: Single Family, Detached	Temple Crest Civic Assn, Inc.	N/A
SU1-25-14	Jiansheng Li	1821 Meridel Ave	Extended Family Residence	University Square Civic Assn, Inc.	N/A
SU1-25-13	Alvaro Rodriguez	2219 E Columbus Dr	Dwelling: Multiple Family	Jackson Heights Neighborhood Assoc & Crime Watch Ybor City Management LLC Tampa Overlook Neighborhood Assn.	N/A
SU1-25-12	Sabine Juste	3013 N 42nd St	Dwelling Unit: Accessory	Highland Pines Community Task Force, Inc. Jackson Heights Neighborhood Assoc. & Crime Watch	N/A



COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE

NOTICE: All City Council public hearings for February 2025 will be by hybrid meetings

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing
VAC-24-19	Tyler Hudson	614 E 7th Ave	Unimproved ROW-Alley	N/A	02/13/2025 1st Reading @5:01pm
VAC-24-16	Theodore Hamilton	2039 E Mulberry Dr	Unimproved ROW-Alley	Old Seminole Heights Neighborhood Assn, Inc. Southeast Seminole Heights Civic Assn Neighborhood Watch Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. South Seminole Heights Civic Assn, Inc Sulphur Springs Action League, Inc.	02/20/2025 2nd Reading @10:00am
VAC-25-03	Todd Pressman	201 N Dale Mabry Hwy	Improved ROW-Alley	Oakford Park Neighborhood Assn, Inc Westshore Alliance Armory Gardens Civic Assn.	02/13/2025 1st Reading @5:01pm



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 a general schedule for upcoming meetings

- City Council Special Workshop Session on Proposed Amendments (without draft text) - January 28th, 2025—9:00am
- Public Information Meeting on Proposed Amendments—March 2025
- Public Comment Period— March/April 2025
- Final Text Amendment Language Finalized & Submitted to City Council – April 2025
- City Council Transmittal to Planning Commission—April 2025
- Planning Commission Briefing on Proposed Text Amendments—May 2025
- Planning Commission Public Hearing on Proposed Text Amendments—June 2025
- City Council First Reading—July 2025
- City Council Second Reading—July/August 2025

Tampa Updates its Land Development Code | City of Tampa

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

The City Planning Department coordinates biannual updates to the Land Development Code as set forth by Sec. 27-147. Below is a general schedule for upcoming meetings

Council Initiated Text Amendments:

Code Sections	Description	Originator
Section 27-61. – Review	All petitions for review will go directly to City Council; eliminate hearing officer process.	City Council
Section 27-150. – Final decision by city council and withdrawal of application.	No longer allow for the zoning administrator to waive the resubmittal period for zoning cases after a denial	City Council
Section TBD	Large format signs	City Council

Staff Initiated Text Amendments:

Code Sections	Description
27-60 - Alternative design exception	Combine types and add notice
27-71 Site plan requirements for special uses, design exceptions and variance review board	Create standards for site plans
27-118 – Approvals by the ARC administrator	Denials by ARC administrator would be appealed to the ARC
27-132 – Special use criteria.	Extended Family Residence
27-156 - Official schedule of district regulations.	Elimination of Footnote 7 Table 4-2
27-284.2.5	Utilize arborist report for tree removals
27-284.3.3	Use to use buffer
27-290.6 - Air conditioning and pool equipment.	Generator setbacks

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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
VRB-25-14	Michael B & Mikell L Germain/ Gardner Brewer Hudson	3414 W Lykes Ave	Reduce the east yard setback from 7 feet to 5 feet.	Golfview Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	02/11/2025 @5:30pm
VRB-25-12	Crdrv West Tampa LLC	2132 Main St	Signs and sign square footage increase for the West Tampa Overlay. 1-Increase in square footage from 50 (25 sq per business) square feet to 188.86. 2. Increase from signs to 9 signs.	Old West Tampa Neighborhood Assn. & Crimewatch West Tampa CRA Community Advisory Committee North Hyde Park Civic Assoc. Neighborhood Crime Watch Bowman Heights Neighborhood Watch Bowman Heights	02/11/2025 @5:30pm
VRB-25-10	Brent & Cassidy Liebler	3705 W San Pedro St	Reduce rear yard setback from 20 feet to 13 feet	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.	02/11/2025 @5:30pm
VRB-25-01	Asante Monique & Tad Edward Pugh/ Ryan Marsh	517 W Plaza Plc	Reduce the front yard setback along North Woodrow from 20' to 3' for the construction of the pool and deck area.	Tampa Heights Civic Assoc, Inc. Bowman Heights Old Seminole Heights Neighborhood Assn, Inc. Tampa Heights Civic Assn Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assoc. VM Ybor Neighborhood Assn & Crimewatch Ybor Heights Neighborhood Assn, & Watch Group Riverside Heights Civic Assn.	02/11/2025 @5:30pm



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

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

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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
REZ-25-19	Steve Dolinsky	3502 N Lincoln Ave	RS-50 to PD (Residential Single-Family Detached)	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.	02/27/2025 @5:01pm
REZ-25-14	Ali Mansour	8414 N 18th St	RS-50 to PD (Residential Single-Family Detached)	Sulphur Springs Action League, Inc. Hyde Park Spanishtown Creek Civic Assn.	02/27/2025 @5:01pm
REZ-25-13	Rob Rosner	4601 W North A St	RO-1 & PD to PD (Residential Single Family Attached)	Westshore Palms, Inc. Westshore Alliance Bretton Woods Assoc, Inc.	02/27/2025 @5:01pm



NATIONAL
— CAREGIVERS DAY —

NOTICE: All City Council public hearings for February 2025 will be by hybrid meetings

File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
REZ-24-110	Azam Elsheikh	642 W Dr Martin Luther King Jr Blvd.	PD to CG & RS-50	Tampa Heights Civic Assn, Inc. Bowman Heights Old Seminole Heights Neighborhood Assn, Inc. VM Ybor Neighborhood Assn & Crimewatch Southeast Seminole Heights Civic Assn, Inc. Tampa Heights Civic Assn. Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn. Ybor Heights Neighborhood Assn. & Watch Group Riverside Heights Civic Assn. South Seminole Heights Civic Assn. Inc.	02/27/2025 @5:01pm
REZ-24-108	Todd Pressman	2902 Melburne Blvd	RM-16 & CI to CG	Highland Pines Community Task Force, Inc. Jackson Heights Neighborhood Assoc. & Crime Watch	02/27/2025 @5:01pm

H A P P Y



★ PRESIDENT'S DAY ★



NOTICE: All City Council public hearings for February 2025 will be by hybrid meetings

File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
REZ-24-104	Stephen Michelini	402 S Oregon Ave	RM-12 to PD (Residential Single Family Detached)	SoHo Neighborhood Assn, Inc. Westland park HOA SOHO Business Alliance Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc. Bayshore Gardens Neighborhood Assn, Inc. Hyde Park Spanishtown Creek Civic Assn.	02/27/2025 @5:01pm
REZ-24-102	Robert Lawry II	3604 Temple St	RM-16 to RM-18	Highland Pines Community Task Force, Inc. Jackson Heights Neighborhood Assoc. & Crime Watch Grant Park Civic Assn.	02/27/2025 @5:01pm
REZ-24-101	Mark Bentley	8820 N Brooks St	IG & RS-50 to IG	Sulphur Springs Action League, Inc. Hyde Park Spanishtown Creek Civic Assn.	02/27/2025 @5:01pm
REZ-24-70	Joseph Younes	3602 W Azelee St	PD to PD (Business Professional & Medical Office)	Palma Ceia Pines Armory Gardens Civic Assn. Parkland Estates Civic Club, Inc. Ballast Point Neighborhood Assn. K Bar Ranch Bon Air Neighborhood Assn. Gray Gables Neighborhood Assn, Inc.	02/27/2025 @5:01pm
REZ-24-45	Azam Elsheikh	3807 W Swann Ave	PD to PD (Residential Single Family Attached)	Swann Estates Neighborhood Assn, Inc.	02/27/2025 @5:01pm

NOTICE: All City Council public hearings for February 2025 will be by hybrid meetings

File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
REZ-24-114	Stephen Michelini	206 W Columbus Dr	CG & RM-24 to PD (Residential Single Family Attached)	Tampa Heights Civic Assn, Inc. Tampa Heights Civic Association Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tama Overlook Neighborhood Assn. Bowman Heights VM Ybor Neighborhood Assn & Crimewatch Ybor Heights Neighborhood Assn & Watch Group Riverside Heights Civic Assoc.	02/13/2025 @5:01pm
REZ-24-111	Mike Perez	2403 W Fig St	RM-16 to RM-18	North Hyde Park Civic Assoc, 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 Assoc. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.	02/13/2025 @5:01pm



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

NOTICE: All City Council public hearings for February 2025 will be by hybrid meetings

File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
REZ-24-96	Maria Cury	3212 W Marlin Ave	RS-60 to RS-50	Interbay – South of Gandy Civic Assn. Southtown Park HOA Belmar Gardens Neighborhood Ballast Point Neighborhood Assn.	02/13/2025 @5:01pm
REZ-24-90	Ray Hajian	3916 W Alva St	CG to PD (Vehicle Sales & Leasing)	Drew Park Advisory Committee Drew Park CRA Community Advisory Committee Bowman Heights Grant Park Civic Assn.	02/13/2025 @5:01pm
REZ-24-47	Martha Velasquez	2010 E Powhatan Ave	SH-RS to SH-RM	Old Seminole Heights Neighborhood Assn, Inc Southeast Seminole Heights Civic Assn. Neighborhood Watch Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. South Seminole Heights Civic Assn, Inc.	02/13/2025 @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-25-08	Mac McCraw	5200 S Manhattan Ave	CI to PD (Residential, Single-Family, Attached)	Gandy Civic Assn. Southtown Park HOA Belmar Gardens Neighborhood Bayside West Neighborhood Assn, Inc.	02/13/2025 @5:01pm
REZ-25-05	Todd Pressman	201 N Dale Mabry Hwy	PD to PD (Storefront Residential, All CG Uses; Office, Business and Professional; Retail Sales; Shopper's Goods, Restaurant; and Personal Services)	Oakford Park Neighborhood Assn, Inc. Westshore Alliance Armory Gardens Civic Assn.	02/13/2025 @5:01pm
REZ-25-04	Nic Judie	2711 N MacDill Ave	CG to PD (Air Conditioned Storage and Clinic)	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.	02/13/2025 @5:01pm
REZ-25-03	Christopher Horocki	614 E 7th Ave	RM-24 to CN	N/A	02/13/2025 @5:01pm

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

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

NOTICE: All City Council public hearings for February 2025 will be by hybrid meetings

File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
ARC-24-273/ TA CPA 24-11	CLP 611 Magnolia, LLP, HP Puffy, LLC, and Swann Building, LLC Agent: Truett Gardner, Steve Michelini, Stephen Smith, and Tim Clemmons	611 S. Magnolia Ave (601 & 611 W. Swann Ave., 612 & 614 W. Bay St. & 613 S. Magnolia Ave.)	Recommendation: Comp Plan Amendment from R-35 to CMU-35	Hyde park Spanishtown Creek Civic Assn. SOHO Business Alliance Hyde Park Preservation Inc. Bayshore Gardens Neighborhood Assn, Inc.. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc. SoHo Neighborhood Assn, Inc.	02/10/2025 @5:30pm Cont'd 03/03/2025 @5:30pm
ARC-24-312	City of Tampa Agent: Andrew Gale	711 N Franklin St	Certificate of Appropriateness - New Construction: Addition Renovations	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.	02/10/2025 @5:30pm Cont'd 03/03/2025 @5:30pm
ARC-24-431/ REZ-24-104	Asad Shaikh Agent: Stephen Michelini & Azam Elsheikh	402 S Oregon Ave	Recommendation: Re-Zone from RM-12 to PD	SoHo Neighborhood Assn, Inc. Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc. Westland Park HOA SOHO Business Alliance Parkland Estates Civic Club, Inc. Hyde Park Spanishtown Creek Civic Assn.	02/10/2025 @5:30pm



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

NOTICE: All City Council public hearings for February 2025 will be by hybrid meetings

File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
ARC-25-47	Onyx 2904 LLC Agent: Tyler Thibodeau	2904 N. Elmore Ave	Certificate of Appropriateness - New Construction: Single Family Residential	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 Ybor Heights Neighborhood Assn. & Watch Group Riverside Heights Civic Assn. VM Ybor Neighborhood Assn. Southeast Seminole Heights Civic Assn.	02/12/2025 @5:30pm
ARC-25-101	Christopher Robert Gallagher Agent: Alan Dobbs	5610 N Central Ave	Certificate of Appropriateness - New Construction: Addition to Primary Structure	Old Seminole Heights Neighborhood Assn, Inc. Southeast Seminole Heights Civic Assn. Neighborhood Watch Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. South Seminole Heights Civic Assn, Inc.	02/12/2025 @5:30pm



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



Affordable Housing Complex Opens on S. Manhattan Avenue

Just 18 months after Casa Bel Mar's groundbreaking, the new affordable housing development will open its doors to Tampa residents this week, providing high-quality housing to hundreds of Tampa's low income residents.

Comprised of one and two-bedroom options, the 100-unit complex was a partnership between the City of Tampa, Hillsborough County, the Tampa Housing Authority and private developers. Of the 100 units, ten will be reserved for individuals transitioning out of temporary housing for the homeless, like Tampa Hope cottages. Five of the ten units are available for direct referral from the city's outreach team.

The City of Tampa committed \$2 million of Federal HOME Funds for the project, ensuring units in the complex will be accessible at affordable rates for a minimum of 30 years.

For more details, visit [Affordable Housing](#)



COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE

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

Department	Email	Responsibility
Zoning	TampaZoning@tampagov.net	City of Tampa Zoning Code Requirements/Public Notice Requirements; Business Operating Permits
Variance	VRB@tampagov.net	The Variance Review Board (VRB) receives its direction from Article 2, Division 3 of Chapter 27. The VRB usually meets the second Tuesday of the month at 5:30 PM in City Council Chambers, 315 E. Kennedy Boulevard, 3rd Floor.
Right-of-Way	COT-Address@tampagov.net	Vacating and dedicating of right-of-way, code amendments, streets and addresses, easements, encroachments/
Construction Services Center	CSDHelp@tampagov.net	Residential/ Commercial/ Trade Permits structural requirements of building code, flood zone info
Natural Resources	Treequestions@tampagov.net	Tree Removal, Tree Inspections, Tree Permitting, Tree Consultations
Construction Services/Inspections	CSDInspections@tampagov.net	Inspections & Stop Work Orders
Construction Services/Plan Review	CSDPlanReview@tampagov.net	Plan Review (Updates & Florida Building Codes)
Construction Services/ Construction Violations	CSDCompliance@tampagov.net	Construction Violations (Stop Work Orders/Notice of Violations)

*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@tampagov.net.
 Current and past issues of the Newsletter are also published on our Land Development Coordination Page on Tampagov.net.*

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:
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