

TAMPA CARES

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

January 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!

Hello Readers,

The City of Tampa Development Coordination team wishes everyone a healthy and happy 2025. The Code update is in progress. On January 10 at 9 AM the Advisory Team will meet with the project team here at the Hanna City Center. You can keep up to date on the Code [update by visiting this link](#).

Please note that the workshop for the current text amendments to Chapter 27 that will be processed by staff is scheduled for January 28 at 9 AM.

Development Coordination would like to welcome John Franklin to our team. John will be reviewing for subdivision compliance and comes to Development Coordination from the Construction Services Division.

Gasparilla is coming up this month and will take place on January 25.

Finally, on January 18, 1849, the "Village of Tampa" was incorporated. Total civilian population was 185 persons. Tampa certainly has grown over the years.

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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Barrio Latino Commission	Page 20
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DE1-25-40	Jacob Crabb	1014 E North Bay St	Alternative Design for section 27-211.2.1 (table 211.2.1c note 3) - Parking placement, layout and general ratio standards.	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
DE1-25-39	Craig Jasin	2526 W Union St	Alternative Design for alternative design for section 27-290(1)(a)(1) - Accessory Structures to a single-family detached dwelling in all districts	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
DE1-25-38	Beth Sanders	201 E Yukon St	Alternative Design for section 27-283.7 PKG Table 1 - Number of off-street parking spaces.	Sulphur Springs Action League, Inc.	N/A
DE1-25-37	Brennen Huller	4510 W Watrous Ave	Alternative Design for section 27-161(e)(1) - On corner lots with two (2) street frontages, the front yard shall be the shortest boundary adjacent to the street.	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.	N/A



DE1-24-36	Clayton Bricklemeyer, Esq.	1505 E Comanche Ave	Alternative Design for section 27-290.1(e)(2) - Fence and wall in front yards.	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.	N/A
DE1-25-35	Roger Copp	2924 E Dr. MLK Jr. Blvd	Alternative Design for section 27-240(e)(1)(c) Setbacks and section 27-283.7 - number of off-street parking.	East Tampa 1 Tampa Overlook Neighborhood Assn. Jackson Heights Neighborhood Assoc. & Crime Watch	N/A
DE1-25-34	Constantine Zaharis	630 Danube Ave	Alternative Design for section 27-161(e)(1) - On corner lots with two (2) street frontages, the front yard shall be the shortest boundary adjacent to the street	Davis Islands Civic Assn, Inc.	N/A
DE1-25-33	Richard Ciro Puls	16370 Hyde Manor Dr	Alternative Design for section 27-237(d) - New Tampa Commercial Overlay District Development Standards	N/A	N/A
DE1-25-32	AMLU Consulting	300 W Tyler St	Alternative Design for section 27-289.4 - Alternative sign Plan (Master 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



INTERNATIONAL
MIND-BODY
 WELLNESS DAY

DE1-25-31	Morgan McGriff	1809 Hillside Dr	Alternative Design for section 27-211.2.1 Table 211.2.1a - Building placement, form and layout standards.	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.	N/A
DE1-25-30	Michael Palori	218 E Davis Blvd	Alternative Design for section 27-283.7 Number of required off-street parking.	Davis Islands Civic Assn, Inc.	N/A
DE1-25-29	Yohan Fournier	119 Danube Ave	Alternative Design for section 27-283.12 - Off-street parking space standards.	Davis Islands Civic Assn, Inc.	N/A
DE1-25-28	Yunieski Hernandez	2312 W Norfolk St	Alternative Design for section 27-284.3.3 - buffers and screening.	Armenia Garden Estates Neighborhood Assn.	N/A
DE1-25-27	Mark Brenchley	1505 N Dale Mabry Hwy	Alternative Design for section 27- 289.4(e) Alternative sign plan (Master Sign Plan).	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.	N/A



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<p>AB1-25-30</p>	<p>Alvaro Toro</p>	<p>514 N Franklin St</p>	<p>Alcoholic Beverage Permit Restaurant (Consumption on Premises Only)</p>	<p>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.</p>	<p>N/A</p>
<p>AB1-25 25 thru 29 Suite 100-104 Bldg. D</p>	<p>Chris Dalton</p>	<p>1701 W North A St</p>	<p>Alcoholic Beverage Permit Special Restaurant (Consumption on Premises Only)</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>
<p>AB1-25-24 Suite 101 Bldg. C</p>	<p>Chris Dalton</p>	<p>1704 W North B St</p>	<p>Alcoholic Beverage Permit Special Restaurant (Consumption on Premises Only)</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>



*More than one public meeting may be held.

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

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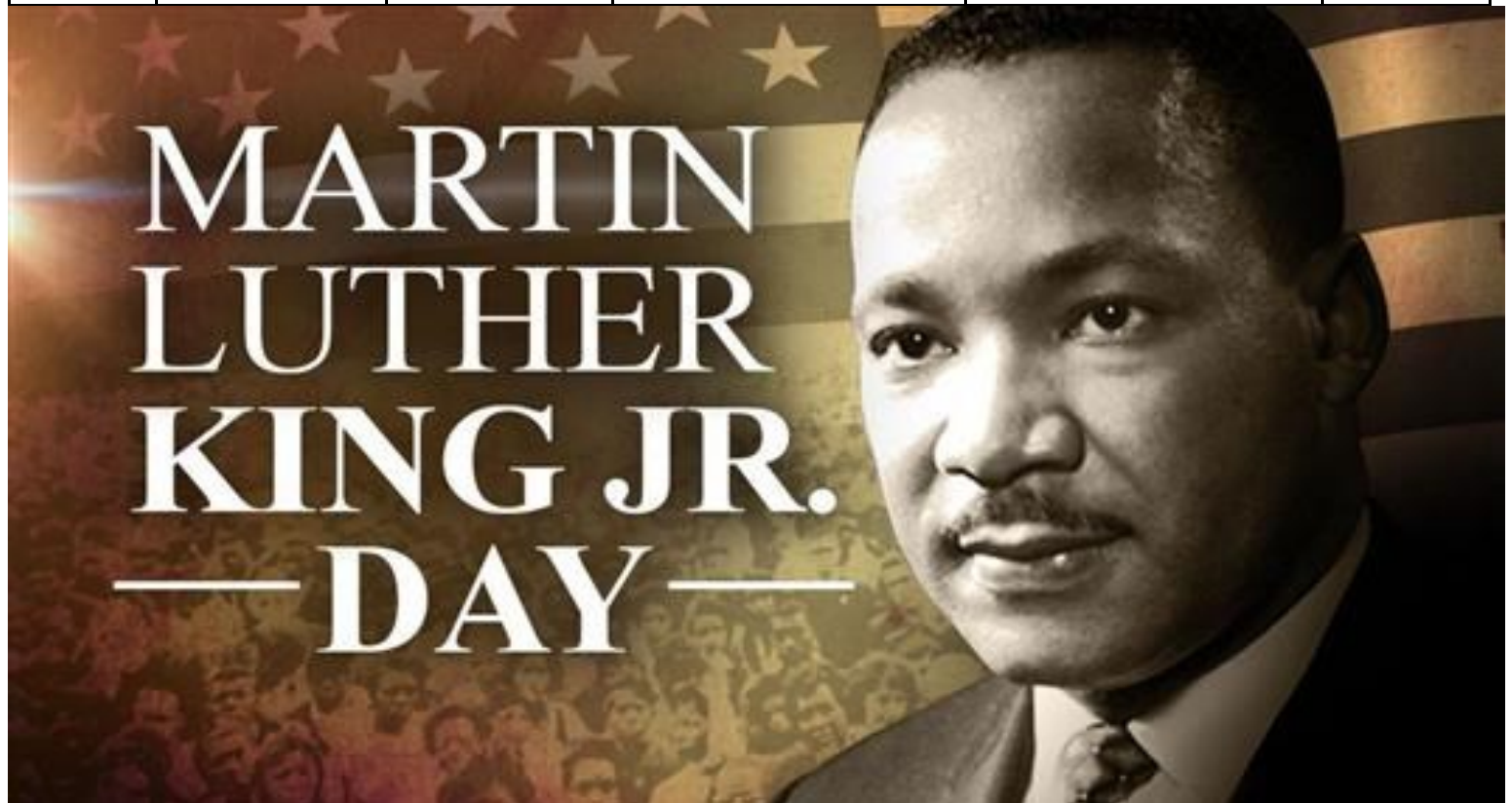
<p>AB1-25 21 thru 23 Suite 101-103 Bldg. B</p>	<p>Chris Dalton</p>	<p>1704 W North B St</p>	<p>Alcoholic Beverage Permit Special Restaurant (Consumption on Premises Only)</p>	<p>North Hyde Park Civic Assn, Inc. West Tampa CRA Community Advisory Committee SOHO Business Alliance North Hyde Park Civic Assoc. 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>
<p>AB1-25 17 thru 20 Suite 102-105 Bldg. A</p>	<p>Chris Dalton</p>	<p>1701 W North A St</p>	<p>Alcoholic Beverage Permit Special Restaurant (Consumption on Premises Only)</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>
<p>AB1-25-16</p>	<p>Chris Dalton</p>	<p>202 N Rome Ave</p>	<p>Alcoholic Beverage Permit Special Restaurant (Consumption on Premises Only)</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 Assoc, Inc. Armory Gardens Civic Assn. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.</p>	<p>N/A</p>

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AB1-25-15	Franco Otero-Cossio	914 N Franklin St	Alcoholic Beverage Permit Bar/Lounge/Nightclub (Consumption On Premises /Package Sales)	Downtown River Arts Neighborhood 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
AB1-25-14	Li Maurell Montero	2047 E Fowler Ave	Alcoholic Beverage Permit Restaurant (Consumption on Premises Only)	University Square Civic Assn, Inc.	N/A
AB1-25-13	Jose Digerald	4720 W Cypress St	Alcoholic Beverage Permit Restaurant (Consumption on Premises Only)	Carver City/Lincoln Gardens Civic Assn, Inc. DSCA Westshore Alliance Bowman Heights Bel Mar Shores Civic Assn, Inc.	N/A



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<p>AB2-24-49</p>	<p>Roshan Hospitality 5 LLC / Farish Gulamali</p>	<p>2501 W Busch Blvd</p>	<p>Alcoholic Beverage Permit Small Venue (Consumption On Premises Only)</p>	<p>Lowry Park Central Community Org.</p>	<p>01/30/2025 1st Reading @5:30pm</p>
<p>AB2-24-46</p>	<p>701 Garber Investments LLC Agent: Colin Rice</p>	<p>1901 E 7th Ave</p>	<p>Alcoholic Beverage Permit Large Venue (Consumption on Premises Only)</p>	<p>Historic Ybor Neighborhood Civic Assn, Inc. Ybor City Management LLC Hyde Park Spanishtown Creek Civic Assn. Bowman Heights</p>	<p>01/30/2025 1st Reading @5:30pm</p>



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File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing
SU1-25-11	Gabriel Dao	1802 S Club St	Extended Family Residence	University Square Civic Assn, Inc. 345 Bayshore Condominium Assn. Tampa Overlook Neighborhood Assn.	N/A
SU1-25-10	Archile Massenat	11114 N 28th St	Congregate Living Facility: Small Group Care	University Square Civic Assn, Inc.	N/A
SU1-25-09	Eaman Iranmanesh	5604 N 18th St	Dwelling Unit: Accessory	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.	N/A
SU1-25-08	Amir Iranmanesh	1710 E Commanche Ave	Dwelling Unit: Accessory	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.	N/A

january

BIRTH FLOWER

admiration
deep love
affection
purity
luck
gratitude



CARNATION



COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE

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File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing
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.	01/23/2025 1st Reading @10:30am
VAC-23-30	Isabelle Albert	702 W Columbus Dr	Vacating Right of Way Vacation	Ridgewood Park Crime Prevention & Civic Assn, Inc. Bowman Heights Old Seminole Heights Neighborhood Assn, Inc. Tampa Heights Civic Assoc, Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn. VM Ybor Neighborhood Assn, & Crimewatch Ybor Heights Neighborhood Assn, & Watch Group Riverside Heights Civic Assn.	01/09/2025 2nd Reading @10:00am



January Birthstone: Garnet

Meaning, History And
Symbolism



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—February 2025
- Public Comment Period— February/March 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>

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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
VRB-25-04	Nirav & Priya Pate	906 W Plymouth St.	Reduce pool screen setbacks from East: From 5' to 3.3' West: From 5' to 4.9' South: From 5' to 4.5'	Riverside Heights Civic Assn. Bowman Heights Old Seminole Heights Neighborhood Assn, Inc.	01/14/2025 @5:30pm
VRB-25-03	Jeffrey & Melissa Bogner	3314 W Corona St	1. rear yard setback from 20 feet to 10 feet 2. East side yard set back from 7 feet to 4 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.	01/14/2025 @5:30pm
VRB-24-56	Andrei Girenkov & Inara Allmova/ Buffy Stachorowski	2510 W Tennessee Ave	Reduce setback from 14.3' to 11.3'	Bayshore Gardens Neighborhood Assn, Inc. SOHO Business Alliance 345 Bayshore Condominium Assn. Parkland Estates Civic Club, Inc. Bayshore Beautiful Neighborhood Assn, Inc. Bayside West Neighborhood Assn, Inc.	01/14/2025 @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-24-46	Bhavin Patidar, Mayuri Patel / Stephen Michellini	2920 W Bay Court Ave	To re-establish a side yard setback on the west side from 7.0' to 2.0' that was approved in 2020. The variance was to add a second floor to an existing garage.	Bayshore Beautiful Neighborhood Assn, Inc. Keep Bayshore Beautiful Inc. Hawthorne Pond Condominium Assn, Inc. Belmar Gardens Neighborhood 345 Bayshore Condominium Assn. Ballast Point Neighborhood Assn. Parkland Estates Civic Club, Inc.	01/14/2025 @5:30pm
VRB-24-40	Kimberly & Cesar Macuare	3614 W North A St.	Requesting a primary structure setback from 20 ft to 5 ft at the shortest point (yard has irregular trapezoid shape making the measurement vary at different points)	Oakford Park Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Ballast Point Neighborhood Assn. K Bar Ranch Westshore Alliance Armory Gardens Civic Assn. Bon Air Neighborhood Assn.	01/14/2025 @5:30pm
VRB-24-39	Christopher R & Jacqueline O Ellett /life Estate	3914 W Tacon St.	To reduce screen enclosure set back requirement from 5 ft to 3 ft.	Virginia Park Neighborhood Assn, Inc. Virginia Park Neighborhood Assn. Belmar Gardens Neighborhood Palma Ceia Neighborhood Assn, Inc. Bayside West Neighborhood Assn, Inc.	01/14/2025 @5:30pm
VRB-24-37	Tampa 47th Street Apartments LLC/ Jacob Cremer	5709 N 47th St.	Grand Trees Removal	Northeast Community Crimewatch & Civic Assn.	01/14/2025 @5:30pm



January: A Month of New Beginnings

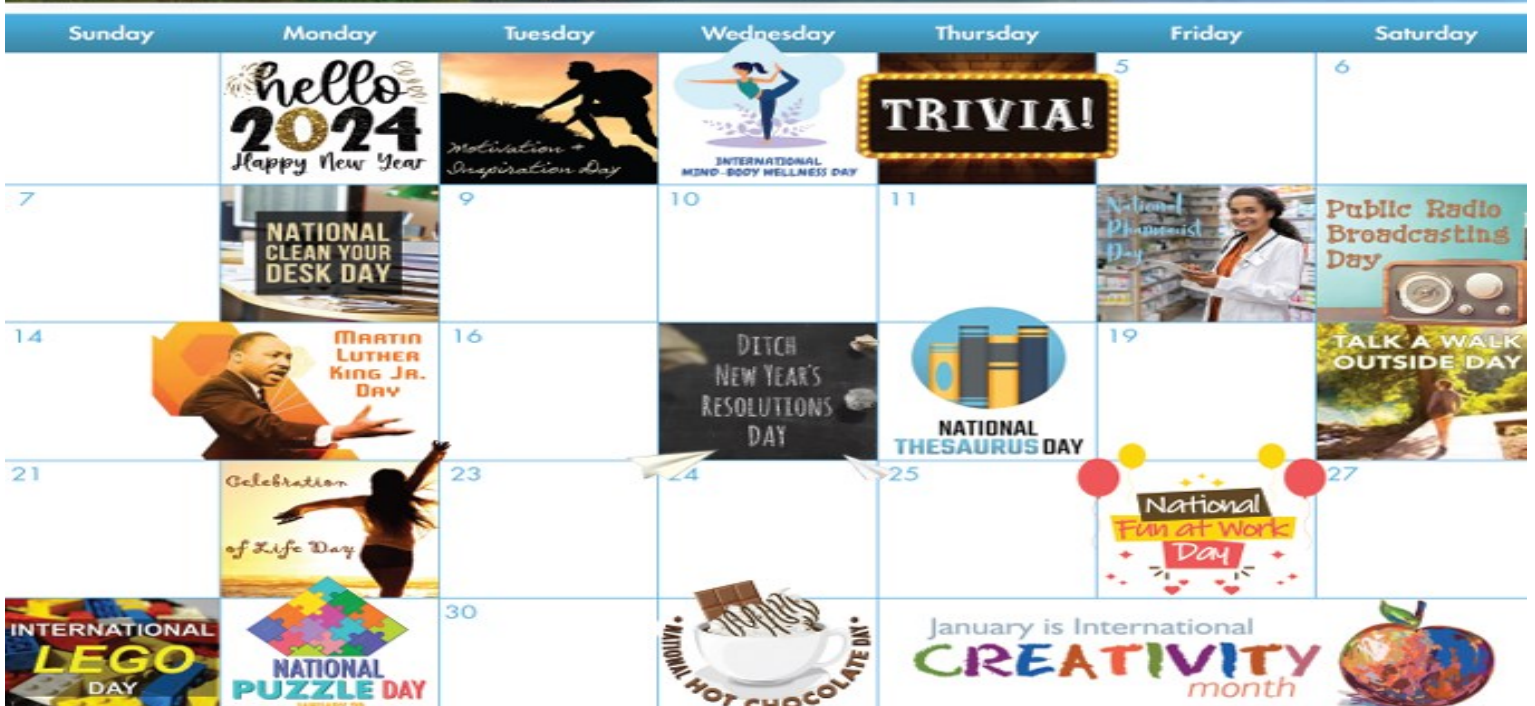


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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
REZ-24-112	Edward Kaloust	509 S Hyde Park Ave	PD to PD (Office, Business Professional and Medical)	Hyde Park Spanishtown Creek Civic Assn. Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. SoHo Neighborhood Assn, Inc. Historic Hyde Park Neighborhood Assn, Inc.	01/16/2025 @5:01pm
REZ-24-103	Phillip Gerardi	1002 S Braeburn Ave	RS-60 to PD (Business Professional Office)	Golfview Neighborhood Assn, Inc. SOHO Business Alliance Bowman Heights Palma Ceia West Neighborhood Assn, Inc. Tampa Heights Civic Assoc, Inc. Historic Hyde Park Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	01/16/2025 @5:01pm
REZ-25-99	Daniel Sefair	6111 N Rome Ave	RS-50 to PD (Residential, Single-Family Attached and Detached)	Riverbend Civic Assn.	01/16/2025 @5:01pm
REZ-25-98	Chris Gentry	1709 E Henry Ave	SH-RS to SH-PD (Residential, Single-Family Detached)	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.	01/16/2025 @5:01pm

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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
REZ-24-95	Jorge Cables	2508 N 58th St	RM-16 to IG (Industrial General Uses)	Jackson Heights Neighborhood Assoc. & Crime Watch	01/16/2025 @5:01pm
REZ-24-92	Sal Guagliardo	4015 E 11th Ave	RM-16 to CI (Commercial Intensive Uses)	Jackson Heights Neighborhood Assoc. & Crime Watch	01/16/2025 @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-24-85	Azam Elsheikh	2010 E Idlewild Ave	SH-RS to SH-PD (Residential, Single-Family, Attached)	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.	01/16/2025 @5:01pm
REZ-24-79	Azam Elsheikh	223 S Howard Ave	CG to PD (All Commercial General Uses)	SoHo Neighborhood Assn, Inc. Westland Park HOA SOHO Business Alliance Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.	01/16/2025 @5:01pm
REZ-24-78	Charles Ernst	4202 W Spruce St	PD and RS-50 to PD (Residential, Multi-Family)	Carver City/Lincoln Gardens Civic Assn, Inc. Westshore Alliance Bowman Heights Bel Mar Shores Civic Assn, Inc.	01/16/2025 @5:01pm
REZ-24-61	Alvaro Rodriguez	3706 E Dr. MLK Jr. Blvd	RS-50 and CI to PD (Congregate Group Care Facility, Large)	Jackson Heights Neighborhood Assoc & Crime Watch Tampa Overlook Neighborhood Assn. Rainbow Heights	01/16/2025 @5:01pm

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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
ARC-25-54	WS Tampa Owner, LLC Agent: Amanda Chisholm	800 S. Village Cir (Block F)	Certificate of Appropriateness - Façade Renovation	Hyde Park Preservation, Inc. SOHO Business Alliance Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.	01/06/2025 @5:30pm Cont'd to 01/08/2025 @5:30pm
ARC-25-50	Charles Robison Agent: Karim Tahiri	407 S Delaware Ave	Certificate of Appropriateness - New Construction: Primary Structure Accessory Structure Site Improvements	Hyde Park Spanishtown Creek Civic Assn, Inc. Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. SoHo Neighborhood Assn, Inc. Historic Hyde Park Neighborhood Assn, Inc.	01/06/2025 @5:30pm Cont'd to 01/08/2025 @5:30pm
ARC-25-48	Veena & Pawan Rattan Agent: Michael Collazo	827 Bayshore Blvd.	Certificate of Appropriateness - New Construction: Single Family Residential with Attached Garage	Hyde Park Preservation, Inc. SOHO Business Alliance Hyde Park Preservation Inc. Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.	01/06/2025 @5:30pm Cont'd to 02/10/2025 @5:30pm



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

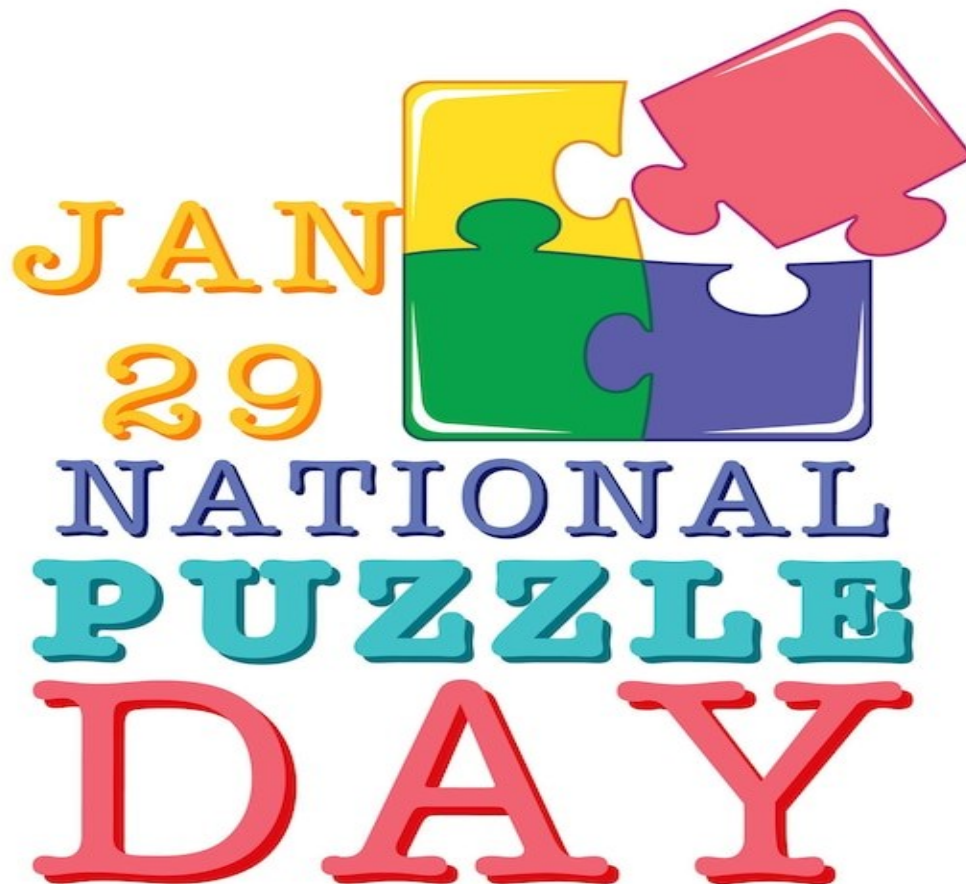
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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
ARC-24-273/ TA CPA 24-11	CLP 611 Magnolia, LLP, HP Puffy, LLC, and Swann Building, LLC Agent: Truett Gardner, Steve Michelini, Stephen Smith, and Tim Clemmons	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.	01/06/2025 @5:30pm
ARC-24-336	Joshua Mastracci & Catherine Simon Agent: George Lam & Jaime Maier, Esq	1703 W. Jetton Ave	Certificate of Appropriateness - New Construction: Addition to Primary Structure Site Improvements	Historic Hyde Park Neighborhood Assn, Inc. SOHO Business Alliance Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	01/06/2025 @5:30pm
ARC-24-427/ REZ-24-112	Ejrc Hyde Park Avenue LLC Agent: Truett Gardner	509 S. Hyde Park Ave	Recommendation: Re-Zone from PD to PD	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.	01/06/2025 @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.	01/06/2025 @5:30pm Cont'd to 02/10/2025 @5:30pm



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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
ARC-25-54	WS Tampa Owner, LLC Agent: Amanda Chisholm	800 S. Village Circle (Block F)	Certificate of Appropriateness - Façade Renovation	Hyde Park Preservation, Inc. SOHO Business Alliance Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.	01/08/2025 @5:30pm
ARC-25-50	Charles Robisn Agent: Karim Tahiri	407 S. Delaware Ave	Variance: North Side Yard Setback from 7'-0" to 2'-0" with 6" Encroachment for eaves/gutters Certificate of Appropriateness - New Construction: Primary Structure Site Improvements	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.	01/08/2025 @5:30pm



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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
BLC-24-15	Urban Auto Worx, LLC Agent: Andy Dohmen, Ashly Anderson, Allen Murphy, Colin Rice, David Singer, & Matt Newton	2914 N. Nebraska Ave	Variance - Rear Yard Setback from 10'.0" to 1'.10" with an encroachment of 0 for eave and gutters Structure Height Increase from 45'.0" to 53'.6" Parking Reduction from 32 to 18 Certificate of Appropriateness - New Construction: 4-Story Mixed Use with Parking in Rear 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	12/18/2024 @9:00am 01/28/2025 @9:00am



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

ACCELA LEARNING LABS ARE HERE!

NAVIGATING THE NEW SITE PERMIT APPLICATION PROCESS

Registration is required. To register, email or call:
michele.motleydeguenther@tampagov.net
(813) 274-3180

JANUARY 7, 2025	2 PM - 3:30 PM
JANUARY 14, 2025	2 PM - 3:30 PM
JANUARY 28, 2025	2 PM - 3:30 PM

CITY CENTER AT HANNA AVENUE
2555 E. Hanna Ave.
*Session will be in the first floor computer room,
across from the Community Room*



CONSTRUCTION SERVICES

The Construction Services Division, as part of the Development & Growth Management Department, provides all building permit and inspection services for property development in the City. The division reviews construction plans, issues permits, and performs inspections to ensure building projects are built safely and in compliance with state and local codes and regulations helping create a vibrant, livable, and safely-built community.

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For more details, visit [Construction-Services](#).



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.

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Development Coordination
2555 E Hanna Avenue
Tampa, FL 33610

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

Surf the City!
www.Tampagov.net

