



A Publication From The City of Tampa's Development Coordination Office

August 2021

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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!

As Tampa enters the Dog Days of Summer, the City of Tampa Development Services Center is open for business as usual. The building is back to 100 percent staffing and we are ready to assist you.

As stated in last month's newsletter, the City has initiated an online scheduling system called "Q-UP Tampa, which can be accessed through the internet at <https://qup.tampagov.net>. Appointments can be set for the next day. Staff is also available by phone.

Governor DeSantis recently signed two bills into law that directly affect local zoning regulations. The first, House Bill 401, prohibits the local regulation of some design elements for single-family and two-family units, which will affect the City's residential overlay districts and special districts. The bill specifically did not include historic districts like Ybor and Hyde Park in the exemption. The second, House Bill 403 pre-empts local governments from regulating certain aspects of home occupations. Per the adopted bill, up to two non-residents can be employed at a home occupation and retail sales can be conducted from the location, as well as other preemptions.

In both cases, Development Coordination and the City Attorney's office are working together in reviewing the Code to determine the impacts to the local regulations.

Enjoy the warm weather and stay safe.

|            |                                                           |                       |                                                   |                                                                                                                                                                 |     |
|------------|-----------------------------------------------------------|-----------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| DE1-21-198 | Shoppes of Amberly, LLC.<br>Agent: William HulGriffin     | 15305 Amberly Dr.     | Alternative Design<br>New Tampa                   | Tampa Palms Owners Assn.<br>Tampa Palms Comm.<br>Development District                                                                                           | N/A |
| DE1-21-199 | Rbi Barcelona, LLC.<br>Agent: Azam Elsheikh               | 208 W Frances Ave     | Alternative Design<br>Single family attached      | Tampa Heights Civic Assn<br>One Laurel Place Condo<br>Assn.<br>THCA Land Use Comm.<br>Business Guild of Seminole<br>Heights<br>Riverside Heights Civic<br>Assn. | N/A |
| DE1-21-201 | Mike Buy Homes, LLC.<br>Agent: Juan C Castillo            | 3615 Phillips St      | Front Yard Average<br>Non-Overlay                 | Grant Park Civic Assn.                                                                                                                                          | N/A |
| DE1-21-204 | Carriage Trade Plaza Omv<br>Agent: Mike Hanson            | 1910 S Dale Mabry Hwy | On Site Signage                                   | Palma Ceia Neighborhood<br>Assn.<br>Parkland Estates Civic Club<br>Virginia Park Neighborhood<br>Assn.<br>Golfview Neighborhood<br>Assn.                        | N/A |
| DE1-21-205 | Arica Jackson                                             | 3307 S Manhattan Ave  | Alternative Design<br>Single family semi-detached | Virginia Park Neighborhood<br>Assn.<br>Bayside West Neighborhood<br>Assn.<br>Sunset Park Area<br>Homeowners Assn.                                               | N/A |
| DE1-21-206 | Martha J Cothron<br>Agent: Jason S Giardina               | 301 W henry Ave       | Alternative Design<br>Seminole Heights            | Old Seminole Heights<br>Neighborhood Assn.<br>Neighborhood Watch<br>Business Guild of<br>Seminole Height<br>S Seminole Heights Civic<br>Assn.                   | N/A |
| DE1-21-207 | Paul Martino & Tonio<br>Washburn<br>Agent: Carrie Morales | 6024 N Otis Ave       | Alternative Design<br>Seminole Heights            | Old Seminole Heights<br>Neighborhood Assn.<br>Neighborhood Watch<br>Business Guild of Seminole<br>Heights<br>S Seminole Heights Civic<br>Assn.                  | N/A |

|            |                                                        |                      |                                                        |                                                                                                                                  |     |
|------------|--------------------------------------------------------|----------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----|
| DE1-21-208 | Clear Holdings, LLC.<br>Agent:                         | 923 E 12th Ave       | Alternative Design<br>Single Family Semi De-<br>tached | Historic Ybor Neighborhood Civic Assn.                                                                                           | N/A |
| DE1-21-210 | Nassau Center, LLC.<br>Agent: Benjamin Baisden         | 1609 N Albany Ave    | Alternative Design<br>West Tampa                       | Old West Tampa Neighborhood Assn. & Crime-<br>watch<br>W Tampa CRA Comm. Advisory Committee<br>Bowman Heights Neighborhood Watch | N/A |
| DE1-21-211 | Genesis Capital Grp.<br>Agent: Elliott Acosta          | 2106 E 7th Ave       | Parking Reduction                                      | N Ybor Neighborhood Assn.                                                                                                        | N/A |
| DE1-21-212 | New River Li, LLC.<br>Agent: Solimar Molnar            | 904 S Bruce St       | Adding 2nd story to<br>Accessory Garage                | Historic Hyde Park Neighborhood Assn.<br>SOHO Business Alliance<br>Parkland Estates Civic club<br>Gandy Civic Assn.              | N/A |
| DE1-21-214 | Musselman Enterprises,<br>Inc.<br>Agent: Azam Elsheikh | 6235 S Manhattan Ave | Alternative Design<br>Single Family Attached           | Gandy Civic Assn.<br>Bayside West Neighborhood Assn.                                                                             | N/A |
| DE1-21-217 | NBC Rej, LLC.<br>Agent: Elliott Acosta                 | 2136 W Beach St      | Alternative Design<br>West Tampa                       | Old West Tampa Neighborhood Assn. & Crime-<br>watch<br>West Tampa CRA Comm. Advisory Comm.<br>Bowman Heights Neighborhood Watch  | N/A |
| DE1-21-224 | Arlene Majied<br>Agent: Zakia Brinson                  | 1215 E McBerry St    | Alternative Design<br>Seminole Heights                 | Southeast Seminole Heights Civic Assoc.<br>Business Guild of Seminole Heights                                                    | N/A |
| DE1-21-225 | O'Neil Equities, LLC.<br>Agent: Shane O'Neil           | 4701 N Nebraska Ave  | Alternative Design<br>Seminole Heights                 | Southeast Seminole Heights Civic Assoc.<br>Business Guild of Seminole Heights                                                    | N/A |
| DE1-21-226 | Nine15 Venture, LLC<br>Agent: Lauren Meister           | 915 N Franklin St    | On Site signage                                        | Downtown River Arts Neighborhood Assn.<br>One Laurel Place Condo Assn.<br>Residences if Franklin St Condo Assn.                  | N/A |
| DE1-21-227 | Smmmile Partners, LLC<br>Agent: Lauren Meister         | 4221 W El Prado Blvd | On Sit Signage                                         | Virginia Park Neighborhood Assn.<br>Bayside West Neighborhood Assn.                                                              | N/A |

|            |                                                       |                        |                                        |                                                                                                                                                                                                |     |
|------------|-------------------------------------------------------|------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| DE1-21-228 | Hidden River Corp. Park Assn.<br>Agent: Julia Mandell | 8502 Hidden River Pkwy | On Site Signage                        | N/A                                                                                                                                                                                            | N/A |
| DE1-21-230 | Stuart & Anne Lindeman                                | 5716 S 1st St          | Alternative Design<br>SF Semi detached | Ballast Point Neighborhood Assn.<br>McGraw Hill Construction                                                                                                                                   | N/A |
| DE1-21-231 | Kimberly Easter<br>Agent: Shawn Easter                | 124 E Ida ST           | Alternative Design<br>Seminole Heights | Southeast Seminole Heights Civic Assn.<br>Business Guild of Seminole Heights                                                                                                                   | N/A |
| DE1-21-232 | United Wealth Builders<br>Agent: Jerel McCants        | 1015 E Crenshaw St     | Alternative Design<br>Seminole Heights | Old Seminole Heights Neighborhood Assn.<br>Neighborhood Watch<br>Business Guild of Seminole Heights<br>S Seminole Heights Civic Assn.                                                          | N/A |
| DE1-21-233 | Rozana Heraclio De Carvalhjo                          | 901 E Ellicott St      | Alternative Design<br>Seminole Heights | Southeast Seminole Heights Civic Assn.<br>Business Guild of Seminole Heights                                                                                                                   | N/A |
| DE1-21-234 | Brittney Zoeller<br>Agent: Fred Henry                 | 2313 W North B St      | Alternative Design<br>West Tampa       | North Hyde Park Civic Assn.<br>West Tampa CRA Community Advisory<br>SOHO Business Alliance<br>North Hyde Park Alliance<br>Parkland Estates Civic Club<br>Historic Hyde Park Neighborhood Assn. | N/A |
| DE1-21-238 | John Foens                                            | 5907 N Kenneth Ave     | Alternative Design<br>Seminole Heights | Old Seminole Heights Neighborhood Assn.<br>Neighborhood Watch<br>Business Guild of Seminole Heights<br>S Seminole Heights Civic Assn.                                                          | N/A |

|           |                                                       |                     |                                            |                                                                                                                                                                                                               |     |
|-----------|-------------------------------------------------------|---------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| DE2-21-37 | Skyline 41 Investments<br>Agent: Steven Eshkenazi     | 2609 N Tampa St     | Reduce front, rear, and side yard setbacks | Tampa Heights Civic Assn.<br>THCA Land Use Committee<br>One Laurel Pl Condo Assn.<br>Business Guild of Seminole Heights<br>Riverside Heights Civic Assn.                                                      | N/A |
| DE2-21-38 | Adobe Homes<br>Agent: Eric Zohar                      | 4211 N Woodmere Rd  | Reduce side yard setback                   | Beach Park Homeowners Assn.<br>Westshore Alliance                                                                                                                                                             | N/A |
| DE2-21-39 | 420 W Park LLC.<br>Agent: Steven Eshkenazi            | 420 W Park Ave      | Reduce front and rear setbacks             | Tampa Heights Civic Assn.<br>Business Guild of Seminole Heights<br>THCA Land Use Committee<br>One Laurel Place Condo Assn.<br>Riverside Heights Civic Assn.<br>Ridgewood Park Crime Prevention & Civic Assoc. | N/A |
| DE2-21-40 | Ryan & Ashley Whittemore                              | 4804 W Azeele St    | Reduce front yard setback                  | Beach Park Homeowners Assn.<br>Westshore Alliance<br>Bayshore Beautiful Neighborhood Assn.<br>Bayshore Gardens Neighborhood Assn.<br>Armory                                                                   | N/A |
| DE2-21-41 | Mobley Homes Custom<br>Agent: Marc Mobley             | 3608 W Renellie Cir | Reduce front & rear yard Setbacks          | N/A                                                                                                                                                                                                           | N/A |
| DE2-21-42 | Francisco & Lindsey Carriera<br>Agent: Jeffrey Hughes | 553 Riviera Dr      | Increase building Height                   | Davis Islands Civic Assoc.                                                                                                                                                                                    | N/A |
| DE2-21-44 | City of Tampa<br>Agent: Amy Holmes-Joiner             | 1 N Franklin St     | Reduce rear yard setback                   | N/A                                                                                                                                                                                                           | N/A |

**NOTICE: Please note that all City Council public hearings for July 2021 will be virtual meetings**

|           |                                                          |                                        |                      |                                                                                                                                                              |                                    |
|-----------|----------------------------------------------------------|----------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| VAC-20-10 | Ana & Anthony Ciucio                                     | 203 W Woodlawn Ave                     | Vacate Alley         | Tampa Heights Civic Assn.<br>One Laurel Place Condo Assn.<br>THCA Land Use Comm.<br>Business Guild of Seminole Heights<br>Riverside Heights Civic Assn.      | TBD                                |
| VAC-21-01 | Jonathan Stanton                                         | 302 S 56th St/ Washington St           | Vacate Alley         | N/A                                                                                                                                                          | 9/23/2021<br>Based on<br>REZ-21-62 |
| VAC-21-06 | Seewchand & Leelowtie Sahadeo                            | 3701 N 15th St                         | Fencing Alley        | Ybor Heights<br>Business Guild of Seminole Heights<br>K Bar Ranch                                                                                            | TBD                                |
| VAC-21-07 | Hillsborough County School Board<br>Robinson High School | 6380 S Manhattan Ave/<br>Rembrandt Dr. | Vacate to unite lots | Gandy Civic Assoc.<br>Bayside West Neighborhood Assoc.                                                                                                       | TBD                                |
| VAC-21-09 | Harvey Schonbrun<br>Agent: Tyler Hudson                  | 1701 N Florida Ave                     | Vacate alleyway      | South Seminole Heights Civic Assoc.<br>Business Guild of Seminole Heights<br>Southeast Seminole Heights Civic Assn.                                          | 10/14/2021<br>@6:00PM              |
| VAC-21-10 | William & Enid Nunamaker                                 | 702 N Indiana Ave                      | Vacate Alleyway      | Tampa Heights Civic Assn.<br>Business Guild of Seminole Heights<br>THCA Land Use Committee<br>One Laurel Place Condo. Assn.<br>Riverside Heights Civic Assn. | TBD                                |
| VAC-21-11 | Judith M Wood Trustee                                    | 1917 Oakwood Ave                       | Vacate Alleyway      | Palmetto Beach Community Assn.                                                                                                                               | TBD                                |

|           |                                                          |                         |                                                                                             |                                                                                                                                                                                                                                                                                                                                                                     |     |
|-----------|----------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| AB1-20-29 | 1202 N Franklin St<br>MYATAMPA<br>Agent: Jessica Icerman | 1202 N Franklin St      | Small Venue, Beer, Wine & Liquor<br>(Consumption on Premises Only)                          | Downtown River Arts Neighborhood Assoc.<br>One Laurel Place Condo Assoc.<br>Residences of Franklin St. Condo Assoc.                                                                                                                                                                                                                                                 | N/A |
| AB1-21-16 | Grateful Properties Holdings<br>Agent: Richard J Hales   | 4812 N Dale Mabry Hwy   | Special Restaurant<br>(Consumption on Premises Only)                                        | Drew Park Advisory Committee<br>Grant Park Civic Assoc.                                                                                                                                                                                                                                                                                                             | N/A |
| AB1-21-18 | Muneer Properties<br>Agent: Dixie Liberty                | 10910 N 30th St         | Special Restaurant<br>(Consumption on Premises Only)                                        | University Square Civic Assoc.<br>Terrace Park Civic Assoc.                                                                                                                                                                                                                                                                                                         | N/A |
| AB1-21-19 | 1504 Garden Inc.<br>Agent: Santiago Rodriguez            | 1901 N Howard Ave       | Special Restaurant<br>(Consumption on Premises Only)                                        | Old West Tampa Neighborhood Assoc. & Crimewatch<br>West Tampa CRA Comm. Advisory Committee                                                                                                                                                                                                                                                                          | N/A |
| AB1-21-23 | Westshore Hospitality<br>Agent: Larry Rojas              | 5222 W Laurel St        | Hotel, Beer, Wine & Liquor<br>(Consumption on Premises Only)                                | N/A                                                                                                                                                                                                                                                                                                                                                                 | N/A |
| AB1-21-24 | Thai Hut, Inc.<br>Agent: Joe Stepanik                    | 3633 W Kennedy Blvd     | Special Restaurant<br>(Consumption on Premises Only)                                        | Bon Air Neighborhood Assn.<br>Parkland Estates Civic Club<br>Ballast Point Neighborhood Assn.<br>K Bar Ranch<br>West shore Alliance<br>Oakford Park Neighborhood Assn.                                                                                                                                                                                              | N/A |
| AB1-21-26 | Tpa Affordable Real Estate<br>Agent: Patrick Thorpe      | 1724 N Nebraska Ave     | Special Restaurant, Beer & Wine<br>(Consumption on Premises Only)                           | Historic Ybor Neighborhood Civic Assn.                                                                                                                                                                                                                                                                                                                              | N/A |
| AB1-21-27 | Soho Bay to Bay<br>Agent: Cody Huntley                   | 3304 W Bay to Bay Blvd  | Special Restaurant, Beer & Wine<br>(Consumption on Premises Only)                           | Palma Ceia Neighborhood Assn.<br>Dahl Properties<br>Parkland Estates Civic Club                                                                                                                                                                                                                                                                                     | N/A |
| AB1-21-28 | Jane Finkel Levin<br>Agent: Ryan Fitzgerald              | 3301 S Dale Mabry Hwy   | Special Restaurant, Beer, Wine<br>(Consumption on Premises Only)                            | Virginia Park Neighborhood Assn.<br>Dahl Properties<br>Parkland Estates Civic Club<br>Virginia Park Neighborhood Assn.<br>Bayside West Neighborhood Assn.<br>Palma Ceia Neighborhood Assn.                                                                                                                                                                          | N/A |
| AB1-21-29 | Circle K Properties<br>Agent: Cheryl Barrow              | 1410 E Hillsborough Ave | Convenience/Gasoline Retail Sales<br>Beer & Wine (Package Sales / Consumption off Premises) | Old Seminole Heights Neighborhood Assn.<br>Business Guild of Seminole Heights<br>Swann Estates Neighborhood Assn.<br>Business Guild of Seminole Heights<br>Neighborhood Watch<br>South seminole Heights Civic Assn<br>Hampton Terrace Neighborhood Assn.<br>SE Seminole Heights Civic Assn.<br>Hampton Terrace Comm. Assn.<br>East Arbor Heights Neighborhood Assn. | N/A |

**NOTICE: All City Council public hearings for Aug 2021 will be by virtual meetings**

| File No.  | Applicant                                             | Location Address           | Request                    | Neighborhood Associations                                                                                                                                                                        | ** Tentative Hearing |
|-----------|-------------------------------------------------------|----------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| SU1-21-32 | Erdal Ciwan & Emily Mittani                           | 6521 West Shore Cir        | Extended Family Residence  | Gandy Civic Assn.<br>Bayside West Neighborhood Assn.                                                                                                                                             | N/A                  |
| SU1-21-36 | Jose M Aspiro<br>Agent: Maite Alvarez                 | 2116 W Clinton St          | Extended Family Residence  | N/A                                                                                                                                                                                              | N/A                  |
| SU1-21-40 | Hyon Kim & Saulius Simmons<br>Agent: Leslie Van Trump | 3919 W Sevilla St          | Extended Family Residence  | Virginia Park Neighborhood Assn.<br>Bayside West Neighborhood Assn.                                                                                                                              | N/A                  |
| SU1-21-44 | William & Myrtle Netherly<br>Agent: Pamela Hatley     | 3909 E 15th Ave            | Congregate Living Facility | East Ybor Historic & Civic Assn.<br>Jackson Heights Neighborhood Assoc. & Crimewatch                                                                                                             | N/A                  |
| SU1-21-46 | Glenda LaFaye                                         | 4502 W Ballast Point Blvd. | Extended Family Residence  | Gandy Civic Assoc.<br>Bayside West Neighborhood Assn.                                                                                                                                            | N/A                  |
| SU1-21-47 | Ohio Realty Grp, LLC.<br>Agent: Jackie Santiago       | 2802 N 34th St             | Dwelling: Single Family    | Jackson Heights Neighborhood Associated & Crimewatch                                                                                                                                             | N/A                  |
| SU1-21-48 | Abraham & Angela Rivera                               | 16151 Colchester Palms Dr  | Home Occupation            | N/A                                                                                                                                                                                              | N/A                  |
| SU1-21-51 | Kojak's Holding Co.<br>Agent: Mark Bentley            | 2808 W Gandy Blvd          | Dwelling: Single Family    | Ballast Point Neighborhood Assn.<br>Keep Bayshore Beautiful<br>345 Bayshore Condo Assn.<br>Parkland Estates Civic Club<br>McGraw Hill Const.<br>Bayshore Beautiful Neighborhood Assn.            | N/A                  |
| SU1-21-53 | Anna Benson & Kore McKenzie Benson                    | 1719 W Carmen St           | Home Occupation            | North Hyde Park Civic Assn.<br>West Tampa CRA Comm. Advisory Committee<br>SOHO Business Alliance<br>N Hyde Park Alliance<br>Parkland Estates Civic Club<br>Historic Hyde Park Neighborhood Assn. | N/A                  |



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| File No.  | Applicant                                               | Location Address        | Request                                    | Neighborhood Associations                                                                                                             | ** Tentative Hearing |
|-----------|---------------------------------------------------------|-------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| SU1-21-56 | Robert & Christina Burkhead                             | 1208 E Columbus Dr      | Extended Family Residence                  | VM Ybor Neighborhood Assn.<br>Business Guild of Seminole Heights<br>Sycamore Engineering                                              | N/A                  |
| SU1-21-57 | Daniel & Gealdina Irvine                                | 4514 N Nebraska Ave     | Dwelling; two Family                       | Southeast Seminole Heights Civic Assn.<br>Business Guild of Seminole Heights                                                          | N/A                  |
| SU1-21-58 | Bay Area Contractors<br>Agent: Aaron Hurlstone          | 305 W Hanna Ave         | Dwelling Unit: Accessory                   | Old Seminole Heights Neighborhood Assn.<br>Neighborhood Watch<br>Business Guild of Seminole Heights<br>S Seminole Heights Civic Assn. | N/A                  |
| SU1-21-59 | Northstar Liquors 10, llc.<br>Agent: Stacy Banach       | 3727 E Hillsborough Ave | Dwelling: Multiple Family                  | East Tampa Business & Civic Assn                                                                                                      | N/A                  |
| SU1-21-60 | Ethan Green                                             | 4408 N Lynn Ave         | Dwelling : Accessory                       | S Seminole Heights Civic Assn<br>Business Guild of Seminole Heights<br>SE Seminole Heights Civic Assn                                 | N/A                  |
| SU1-21-62 | Peter Attif & Katherine Colyer<br>Agent: Rebecca Bowlin | 229 W Jean St           | Dwelling: Accessory                        | Old Seminole Heights Neighborhood Assn.<br>Neighborhood Watch<br>Business Guild of Seminole Heights<br>S Seminole Heights Civic Assn. | N/A                  |
| SU1-21-63 | Scott D Rodriguez<br>Agent: Kevin Davis                 | 1101 W Peninsular St    | Congregate Family Living<br>Small Grp Care | Riverside Heights Civic Assn.<br>Business Guild of Seminole Heights                                                                   | N/A                  |



**Recently adopted privately-initiated text amendments:**

- West Tampa Overlay District Development Design Standards—**Adopted February 2021**
- Permitted projections into required yards (front porch setback) - **Adopted February 2021**
- Planned Development-Alternative (PD-A) - **Adopted March 2021**

**Pending code changes****January 2021 Amendment Cycle -Part 1 (1 request, privately-initiated)**

Applicant: Steve Michelini / John Lum

Request: To amend various sections of Chapter 27 Zoning Code—Total of nine changes requested.

Tentative Processing Schedule

City Council Workshop: March 25, 2021 (Item was not heard, *continued* to August 26, 2021 at 9:00 am)

Public Information Meeting: June 7, 2021 at 6:00 pm.

Planning Commission Briefing: TBD; Planning Commission Public Hearing: TBD

City Council 1st Reading: TBD; City Council 2nd Reading: TBD

**January 2021 Amendment Cycle -Part 2 (3 requests, privately-initiated)**

1. Applicant: Karen Kress/Tampa Downtown Partnership

Request: Amend various sections of Central Business District and Channel District code, and general parking regulations;

2. Applicant: Nathan Naugle

Request: Amend 27-198 removing warehouse as a permitted use in Channel District & 27-199 reduce height in CD-2;

3. Applicant: Ricky Peterika

Request: Modify Natural Resources related sections of the code. Amend 27-43, 27-211.13, 27-283.16, 27-284.1.2, 27-284.3.1, and 27-284.3.3.

Tentative Processing Schedule

Public Information Meeting: July 26, 2021 at 6:00 pm.

City Council Workshop: September 2021 (has not been scheduled)

Planning Commission Briefing: TBD; Planning Commission Public Hearing: TBD

City Council 1st Reading: TBD; City Council 2nd Reading: TBD

**July 2021 Amendment Cycle**

Applicant: Code Administrator, publicly-initiated

Request: Amend 27-147, 27-148, 27-151; Eliminate provision enabling privately-initiated amendments.

Tentative Processing Schedule

Public Information Meeting: August 16, 2021 at 6:00 pm.

City Council Workshop: September 2021 (has not been scheduled)

Planning Commission Briefing: TBD; Planning Commission Public Hearing: TBD

City Council 1st Reading: TBD; City Council 2nd Reading: TBD

You can view text amendment requests online at <https://www.tampagov.net/planning-division/programs/development-code-composition>.

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| File No.  | Applicant                                            | Location Address                                                                                          | Request            | Neighborhood Associations                                                                                                                                                                                                            | **Tentative Hearing   |
|-----------|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| REZ-21-38 | Kami Corbett                                         | 4701 N Himes Ave,<br>4616 N Emerald Ave<br>4614 N Emerald Ave<br>4612 N Emerald Ave<br>4610 N Emerald Ave | PD & b RS-60 to PD | Plaza Terrace Neighborhood Assn.                                                                                                                                                                                                     | 08/19/2021<br>@5:01PM |
| REZ-21-35 | Azam Elsheikh<br>Global Engineering<br>Assoc.        | 2302 N Highland Ave                                                                                       | RM-24 to PD        | Tampa Heights Civic Assn.<br>THCA Land Use Committee<br>One Laurel Place Condo Assn.<br>Business Guild of Seminole Heights<br>Riverside Heights Civic Assn.                                                                          | 08/19/2021<br>@5:01PM |
| REZ-21-51 | Piotr Paczkowski                                     | 1740 & 1742 W Spruce St                                                                                   | RM-16 to PD        | Old West Tampa Neighborhood Assoc & Crimewatch<br>W Tampa CRA Community Advisory<br>Bowman Heights Neighborhood Watch                                                                                                                | 08/19/2021<br>@5:01PM |
| REZ-21-53 | Truett Gardner<br>Gardner Brewer<br>Martinez-Monfort | 825 W Linebaugh Ave                                                                                       | PD to PD           | N/A                                                                                                                                                                                                                                  | 08/19/2021<br>@5:01PM |
| REZ-21-57 | Jaime Maier                                          | 512 Melville Ave                                                                                          | RM-16 to PD        | SoHo Neighborhood Assn.<br>SoHo Business Alliance<br>Westland Park HOA<br>Parkland Estates Civic Club<br>Historic Hyde Park Neighborhood Assn.                                                                                       | 08/19/2021<br>@5:01PM |
| REZ-21-24 | Pablo Aviles                                         | 2918 W Woodrow Ave                                                                                        | RS-50 to PD        | Tampa Heights Civic Assn.<br>Business Guild of Seminole Heights<br>THCA Land Use Committee<br>One Laurel Pl Condo Assn.<br>Riverside Heights Civic Assn.                                                                             | 08/19/2021<br>@5:01PM |
| REZ-21-54 | Tyler Hudson                                         | 3216 W Azelee St                                                                                          | RM-24 to PD        | Palma Ceia Pines<br>Parkland Estates Civic Club                                                                                                                                                                                      | 08/19/2021<br>@5:01PM |
| REZ-21-08 | Jason Chavez                                         | 505 & 507 S Delaware Ave                                                                                  | RM-16 to PD        | Historic Hyde Park Neighborhood Assn..<br>Parkland Estates Civic Club<br>SoHo Neighborhood Assn.<br>Historic Hyde Park Neighborhood Assn.<br>SoHo Business Alliance<br>Gandy Civic Assn.<br>Hyde Park Spanish town Creek Civic Assn. | 08/19/2021<br>@5:01PM |

## Rezoning

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**NOTICE: All City Council public hearings for Aug 2021 will be by virtual meetings**

| File No.  | Applicant      | Location Address  | Request        | Neighborhood Associations                                                                                                                                                                                                                                                                     | **Tentative Hearing   |
|-----------|----------------|-------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| REZ-21-25 | Chris McNeal   | 9901 N 46th St    | RS-60 to RS-50 | Terrace Park Civic Assoc.                                                                                                                                                                                                                                                                     | 08/19/2021<br>@5:01PM |
| REZ-21-44 | David Mechanik | 504 S Moody Ave   | CG to PD       | SoHo Neighborhood Assn.<br>SoHo Business Alliance<br>Westland Park HOA<br>Parkland Estates Civic Club<br>Historic Hyde Park Neighborhood Assn.                                                                                                                                                | 08/19/2021<br>@5:01PM |
| REZ-21-48 | Kami Corbett   | 1502 S Howard Ave | PD to PD       | Historic Hyde Park Neighborhood Assn.<br>345 Bayshore Condo Assn.<br>SoHo Business Alliance<br>Parkland Estates Civic Club<br>Bayshore Beautiful Neighborhood Assoc.<br>Bayside West Neighborhood Assn.<br>SoHo Business Alliance<br>Gandy Civic Assn.<br>Bayshore Gardens Neighborhood Assn. | 08/19/2021<br>@5:01PM |
| REZ-21-23 | Bryan Sykes    | 1000 W Fig St     | IG to PD       | N/A                                                                                                                                                                                                                                                                                           | 08/19/2021<br>@5:01PM |

## Variances

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**NOTICE: All City Council public hearings for Aug 2021 will be by virtual meetings**

| File No.   | Applicant                                         | Location Address      | Request                            | Neighborhood Associations                                                                                                                                                                         | **Tentative Hearing    |
|------------|---------------------------------------------------|-----------------------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| VRB-21-96  | Hhre Armenia, LLC.<br>Agent: Clayton Bricklemeyer | 509 S Armenia Ave     | Reduce setbacks for signage        | Palma Ceia Pines, SoHo Business Alliance<br>Westland Park HOA,<br>Parkland Estates Civic Club<br>Historic Hyde Park Neighborhood Assn.<br>SoHo Neighborhood Assn.                                 | 08/10/2021<br>@56:30PM |
| VRB-21-97  | Kojak's Holding Company<br>Agent: Mark Bentley    | 2808 W Gandy Blvd     | Removal of a Grand Tree            | Ballast Point Neighborhood Assn.<br>Keep Bayshore Beautiful, Inc.<br>345 Bayshore Condo Assn.<br>Parkland Estates Civic Club<br>McGraw Hill Construction<br>Bayshore Beautiful Neighborhood Assn. | 08/10/2021<br>@6:30PM  |
| VRB-21-106 | Florida rock & Tank Lines<br>Agent: Jason Lewis   | 6604 S Dale Mabry Hwy | Reduce retention of existing trees | Interbay—South of Gandy Civic Assn.                                                                                                                                                               | 08/10/2021<br>@6:30PM  |

**NOTICE: All City Council public hearings for Aug 2021 will be by virtual meetings**

| File No.  | Applicant                                                | Location Address     | Request                                                                   | Neighborhood Associations                                                                                                                                     | **Tentative Hearing   |
|-----------|----------------------------------------------------------|----------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| VRB-21-24 | Eric & Mei-Lin Reisin<br>Agent: Kevin Frey               | 708 S Lois Ave       | Reduce rear yard Setback                                                  | Beach Park<br>Westshore Alliance<br>Bayshore Beautiful, Bayshore Gardens<br>Armory Gardens, Swann Estates                                                     | 8/10/2021<br>@6:30PM  |
| VRB-21-39 | Salma Rashid & David Smith<br>Agent: David Smith         | 206 S Moody Ave      | Reduce rear and side yard setback                                         | SoHo Neighborhood<br>Westland Park<br>Parkland Estates Civic<br>Historic Hyde Park                                                                            | 8/10/2021<br>@6:30PM  |
| VRB-21-42 | Dagoberto Cruz<br>Agent: Raul Albo                       | 2102 W Cluster Ave   | Reduce side yard setback                                                  | N/A                                                                                                                                                           | 08/10/2021<br>@6:30PM |
| VRB-21-57 | Steven Rothwell                                          | 3906 W Swann Ave     | Reduce rear & side yard Setback                                           | Swann Estates                                                                                                                                                 | 08/10/2021<br>@6:30PM |
| VRB-21-61 | Alexander Hartwell<br>Tyler Chapman                      | 4859 W Prescott St   | Allow RV to be parked in the front yard                                   | Port Tampa City, Inc Civic Assoc.<br>Dahl Properties                                                                                                          | 08/10/2021<br>@6:30PM |
| VRB-21-70 | Chris & Shannon Gordon                                   | 164 Biscayne Ave     | Reduce front & side yard setbacks                                         | Davis Island Civic                                                                                                                                            | 08/10/2021<br>@6:30PM |
| VRB-21-83 | West Florida MHT LLC & HCA Holdings<br>Agent: Adam Bates | 2901 W Swann Ave     | Reduce setbacks for free standing sign                                    | Palma Ceia Pines,<br>Parkland Estates Civic Club<br>SoHo Business Alliance<br>Tampa Heights Civic Assoc.<br>Historic Hyde Park Neighborhood Assoc.            | 08/10/2021<br>@6:30PM |
| VRB-21-89 | Eric & Megan Ochotorena                                  | 3609 W San Pedro St  | Reduce rear & side yard Setback                                           | Parkland Estates Civic Club<br>Dahl Properties<br>Palma Ceia Neighborhood Assoc.                                                                              | 8/10/2021<br>@6:30PM  |
| VRB-21-90 | Andrew Joseph & Jenna Alvarez                            | 4212 W Palmira Ave   | Reduce required separation from primary structure and accessory structure | Virginia Park Neighborhood Assoc.<br>Bayside West Neighborhood Assoc.<br>San Rafael Place<br>Palma Ceia Neighborhood Assoc.<br>Culbreath Heights Civic Assoc. | 08/10/2021<br>@6:30PM |
| VRB-21-92 | Katie Callaway & Gregory Burns<br>Agent: Meyer Weitzman  | 3005 W San Miguel St | Reduce front, side, and rear yard setbacks                                | Parkland Estates Civic Club<br>Dahl Properties<br>Palma Ceia Neighborhood Assn.                                                                               | 08/10/2021<br>@6:30PM |
| VRB-21-99 | Jeffrey Lackey                                           | 4840 W Flamingo Rd   | Reduce rear yard setback                                                  | Bayside West Neighborhood Assoc.<br>Beach Park Homeowners Assoc.                                                                                              | 08/10/2021<br>@6:30PM |

# Coronavirus Disease (COVID-19) Information

## STAY INFORMED

Text TAMPAREADY or TAMPALISTA to 888-777 for emergency alerts.

Text TAMPABIZ to 888-777 for business resources and updates.

Tampa's Recovery Hotline for social services and business relief is available  
Mon-Fri from 8am-8pm and Sat-Sun 9am-5pm. Call 1-833-TPA-INFO (872-4636)

*Please note: If you receive a "message failed" response when texting to 888-777, contact your mobile carrier to resolve the issue.*

Stay Calm. Stay Sound. Stay Safe. Check out the City's webpage for updates on COVID-19 at [www.tampagov.net](http://www.tampagov.net).

Effective, July 6, 2021, the City of Tampa Planning Department will be working onsite. Staff is available to assist you with your planning needs. You can call our office at 813-274-3100 and leave a voice message, staff will return your call for assistance. Please note that voice messages will be retrieved several times during the day. We appreciate your patience during this time. Stay safe!

## Department Status

### Architectural Review & Historic Preservation:

The Architectural Review & Historic Preservation Division is open for business *via phone, email and online*, however, as a precautionary measure to COVID-19 transmission, effective Tuesday, March 17, 2020, **we will not be accepting walk in customers** at the 4900 West Lemon Street office until further notice.

You may reach us by phone at [\(813\) 274-3100](tel:8132743100), Option 3, or online at [www.tampagov.net](http://www.tampagov.net).

### Construction Services:

Construction Services is open for business *via phone, email and online*, including normal inspection services, however, as a precautionary measure to COVID-19 transmission, effective Tuesday, March 17, 2020, **we will not be accepting walk in customers** at the Development Services Center located at 1400 North Boulevard until further notice.

You may reach us by phone at [\(813\) 274-3100](tel:8132743100), Option 1.

### Development Services Center:

Open for business via phone, email and online, but **closed to walk-in customers** at the 1400 N. Boulevard Office until further notice.

[Zoning, Alcohol, Addressing, Vacating, Easement & Platting](tel:8132743100) - [\(813\) 274-3100](tel:8132743100), Option 2

[Planning, Transportation Planning & Landscaping](tel:8132743100) - [\(813\) 274-3100](tel:8132743100), Option 4

[Right of Way & Tree Permitting](tel:8132743100) - [\(813\) 274-3100](tel:8132743100), Option 5



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

| Department                                       | Location                     | Phone                                | Responsibility                                                                                                                                                                                                                                 |
|--------------------------------------------------|------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning/Right-of-Way                              | 1400 N. Boulevard            | 274-3100 opt. 2<br>259-1712 fax      | City of Tampa Zoning Code Requirements/Public Notice Requirements; Vacating and dedicating of right-of-way, streets and addresses, easements, encroachments/Business Operating Permits                                                         |
| Planning                                         | 1400 N. Boulevard            | 274-3100 opt. 4<br>259-1838 fax      | Community visioning & form based codes, strategic & comprehensive planning, code amendments, grand trees, traffic analysis review                                                                                                              |
| Historic Preservation                            | 4900 W. Lemon St.            | 274-8920 opt.3<br>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<br>18th Floor | 272-5940                             | Compliance w/Tampa Comprehensive Plan                                                                                                                                                                                                          |
| Transportation                                   | 1400 N. Boulevard            | 274-3100 opt. 5                      | Right-of-Way permits, Valet & queuing line permits, traffic calming, MOT plans                                                                                                                                                                 |
| Construction Services Center                     | 1400 N. Boulevard            | 274-3100 opt.1<br>259-1712 fax       | Residential/ Commercial/ Trade Permits<br>structural requirements of building code, flood zone info                                                                                                                                            |
| Natural Resources                                | 1400 N. Boulevard            | 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<br>(Neighborhood Enhancement)   | 4900 W. Lemon St.            | 274-5545 weekday<br>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                              | 306 E Jackson St             | 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                  | 306 E Jackson St             | 274-7954                             | Housing programs that assist eligible low and moderate income residents purchase, rent or rehabilitate existing housing units                                                                                                                  |
| Business Tax                                     | 4900 W Lemon St              | 274-8751                             | Business Tax Receipt                                                                                                                                                                                                                           |
| Real Estate Division                             | 306 E. Jackson St.           | 274-7852<br>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:  
 Aileen Rosario at [Aileen.Rosario@tampagov.net](mailto:Aileen.Rosario@tampagov.net).  
 Current and past issues of the Newsletter are also published on our Land Development Coordination Page on [Tampagov.net](http://Tampagov.net).*

Development Coordination  
1400 North Boulevard  
Tampa, FL 33607

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

Surf the City!

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

