



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

November 2023

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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>.

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It is already November. The holiday season is in full swing. Please note that the City of Tampa will be closed November 11 in honor of Veteran's Day and November 23 and 24 for Thanksgiving. We would like to mention our own two veterans of the United States military – Aileen Rosario and Leo De-Bardeleben. Thank you both for your service.

On November 8, Development Coordination will be hosting a community meeting to discuss modifications to the design exception criteria. The meeting is scheduled from 5:30 PM until 7 PM at the City Center at 2555 East Hanna Avenue. The meeting will take place in the Community Room located on the first floor.

The City realizes everyone is busy with family, work and life in general, but there are numerous opportunities to volunteer and serve the City as a member of a board or commission. Please check out <https://www.tampa.gov/city-clerk/info/boards-and-commissions> for more information.

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

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

DE1-24-05	Peter Van Warner	1103 W Main St	Alternative Design Reduction of Residential Parking for Affordable Housing Dwelling Units	Bowman Heights North Hyde Park Civic Assoc. Neighborhood Crime Watch	N/A
DE1-24-03	Alan Dobbs	5912 N Tampa St	Alternative Design Reduce Side Yard Setbacks From 7'-0" To 4'-6" For Rear Addition	Old Seminole Heights Neighborhood Assn. Southeast Seminole Heights Civic Assn. Neighborhood Watch Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. Hampton Terrace Neighborhood Assn. South Seminole Heights Civic Assn.	N/A
DE1-24-02	Carolyn Redden	3613 W McBerry St	Alternative Design Reduce Front Yard Setbacks from 15' to 10'	The Legacy of Fair Oaks Community Assn. Southeast Seminole Heights Civic Assn. 345 Bayshore Condominium Assn. Tampa Overlook Neighborhood Assn. Hampton Terrace Neighborhood Assn.	N/A



NOTICE: All City Council public hearings for November 2023 will be virtual meetings

AB1-24-03	El Sabor De Mexico LLC	320 W Waters Ave	Alcoholic Beverage Permit Restaurant (Beer, Wine & Liquor) Consumption on-Premises)	Lowry Park Central Community Organization	N/A
AB1-24-02	Mohamed Elhessy	8206 N Armenia Ave	Alcoholic Beverage Permit Restaurant (Beer, Wine & Liquor) Consumption on-Premises)	Armenia Garden Estates Neighborhood Assn.	N/A
AB1-24-01	Esther Omoike	1412 W Waters Ave	Alcoholic Beverage Permit Restaurant (Beer, Wine, & Liquor Consumption On-Premises)	Lowry Park Central Community Organization	N/A



*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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AB2-23-29	Chip Williams	1625 E 7th Ave	Bar/Lounge Beer, Wine & Liquor (Consumption On Premise/Package Sales Consumption Off Premise)	Historic Ybor Neighborhood Civic Assn, Inc. Bowman Heights	11/30/2023 @5:01pm
AB2-23-28	Amanda Hessein	6321 S Dale Mabry Hwy	Small Venue Beer, Wine & Liquor (Consumption On Premise/Package Sales Consumption Off Premise)	Gandy Civic Assn Southtown Park HOA Belmar Gardens Neighborhood Ballast Point Neighborhood Assn. Bayside West Neighborhood Assn Interbay-South of Gandy Civic Assn.	11/30/2023 @5:01pm



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AB2-24-26	La Union Marti-Maceo Soc	1226 E 7th Ave	Small Venue Beer , Wine & Liquor (Consumption on Premise/Package Sales Consumption Off Premise)	Historic Ybor Neighborhood Civic Assn. Bowman Heights	11/30/2023 @5:01pm
AB2-23-25	Terry Haley	723 W Columbus Dr	Small Venue Beer & Wine (Consumption On Premise/Package Sales Consumption Off Premise)	Ridgewood Park Crime Prevention & Civic Assn, Inc. One Laurel Place Historic Ybor Neighborhood Civic Assn. Tampa Overlook Neighborhood Assn. Bowman Heights VM Ybor Neighborhood Assn & Crimewatch Hampton Terrace Neighborhood Assn. Ybor Heights Neighborhood Assn & Watch Group Riverside Heights Civic Assn. Old Seminole Heights Neighborhood Assn. Tampa Heights Civic Assn.	11/30/2023 @5:01pm
AB2-23-19	Grace Yang	1500 W Swann Ave	Restaurant Beer, Wine & Liquor (Consumption on Premises Only)	Historic Hyde Park Neighborhood Assn. SOHO Business Alliance Bayshore Gardens Neighborhood Assn. Parkland Estates Civic Club, Inc. Gandy Civic Assn. Hyde Park Preservation Inc. Historic Ybor Neighborhood Civic Assn.	11/30/2023 @5:01pm



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File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing
SU2-23-07	Todd Pressman	1221 N Florida Ave	Explosive Storage & Manufacturing	Downtown River Arts Neighborhood Assn. The Slade at Channelside Condo Inc. The Residences of Franklin Street Condominium Assn. Residents of Franklin Street One Laurel Place Historic Ybor Neighborhood Civic Assn. Bowman Heights Franklin Street City Lofts HOA Inc. Tampa Downtown Partnership, Inc,	N/A
SU1-24-05	Patrick Payne	4901 S Quincy St	Dwelling: Single Family Attached	Bayshore Beautiful Neighborhood Assn. Southtown Park HOA Belmar Gardens Neighborhood Ballast Point Neighborhood Assn. Keep Bayshore Beautiful Inc. Hawthorne Pond Condominium Assn. 345 Bayshore Condominium Assn. Parkland Estates Civic Club, Inc.	N/A
SU1-24-01	Luisa Alonso	7004 Lakeshore Dr	Extended: Family Residence	Temple Crest Civic Assn.	N/A



Community Awareness Requires Excellent Service

The City Planning Department coordinates biannual updates to the Land Development Code as set forth by Sec. 27-147. Below is the current list of active amendments and information to participate in the process. More information on each amendment can be found by visiting <https://www.tampa.gov/city-planning/code-amendments>.

January 2023 Amendment Cycle

- Applicant: Brian Seel—Request: Creation of the Tampa Heights Overlay District (Sec. 27-244)

Upcoming Dates:

City Council 2nd Reading: October 5, 2023 Regular Session

January 2023 Amendment Cycle

- Amendment 23-1: Section 27-149 Public Notice in the event of emergency declaration
- Amendment 23-2: Section 27-149 Public Notice requirements for land development decisions and text amendments to the land development code
- Amendment 23-3: Section 27-211.6 Development standards within Seminole Heights commercial districts
- Amendment 23-4: Section 27-290.1 Fence height in residential districts
- Amendment 23-5: Section 27-43, -156,-211 Adaptive Reuse
- Amendment 23-7: Section 27-288 Solid Waste standards
- Amendment 23-8: Section 27-283 Westshore Overlay District

Upcoming Dates:

City Council 1st Reading: August 31, 2023 Evening Session

City Council 2nd Reading: September 21, 2023 Regular Session

July 2023 Amendment Cycle

Tentative proposed amendments (subject to change):

- Amendment 23-11: Article 3, Division 2, Subdivision 3, “Central Business District”- Update the CBD street typologies map to reflect existing and imminent changes to the street grid. Amend Type B and C street details.
- Amendment 23-12: Sections 27-91, 27-211, 27-231, 27-271, 27-330- Clarify that historic district requirements take precedence over the general zoning code.
- Amendment 23-13: Section 27-150- Adds language specifying that a rezoning ordinance is deemed automatically withdrawn when a comprehensive plan amendment is not approved.
- Amendment 23-14: Section 27-21- Cleanup of footnote reference in the Consistency Matrix.
- Amendment 23-15: Section 19-58, 27-287.25- Enforcement of hazardous grand tree removals.
- Amendment 23-16: Section 283.11- Updates to commercial vehicle parking standards.
- Amendment 23-17: Section 27-149- Expand notice area; require a notice of filing for cases that require a public hearing.
- Amendment 23-18: Section 27-199, Table 19-2 Channel District– Increase maximum height in CD-1 zoning from 60’ to 175’ to be consistent with CD-2 zoning.



Upcoming Dates:

Virtual Public Information Meeting: Wednesday September 27, 2023 at 6:00 pm

Council Transmittal to Planning Commission: TBD 2023

Planning Commission Briefing/Hearing: TBD 2023

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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
REZ23-93	Mark Bently	3203 W Saint John St	RS-50 to PD (Vacant to Cemetery)	MacFarlane Park Assoc. & Neighborhood Watch West Tampa CRA Community Advisory Committee Bowman Heights Neighborhood Watch Bowman Heights Highland Pines Community Task Force, Inc. Armory Gardens Civic Assn.	11/09/2023 @5:01pm
REZ-23-92	Mark Bently	3904 Greenwood Dr	PD to PD (SF Resident Vacant to SF Residence Detached)	Bayshore Beautiful Neighborhood Assn. Keep Bayshore Beautiful Inc. Hawthorne Pond Condominium Assn. Belmar Gardens Neighborhood 345 Bayshore Condominium Assn. Ballast Point Neighborhood Assn. Parkland Estates Civic Club, Inc.	11/09/2023 @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-23-91	Kellie Llona	2040 W Platt St	PD to PD (Professional Office to PD)	SoHo Neighborhood Assn. Westland Park HOA SOHO Business Alliance Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn.	11/09/2023 @5:01pm
REZ-23-89	Ralph Schuler	2009 Gordon St	RM-16 to PD (Single Family to Single Family Attached)	Palmetto Beach Community Assoc. Historic Ybor Neighborhood Civic Assn.	11/09/2023 @5:01pm
REZ-23-88	Azem Elsheikh	203 S Moody Ave	RO-1 to PD (Single Family to Single Family Attached)	Palma Ceia Pines Armory Gardens Civic Assn. Parkland Estates Civic Club, Inc. Westland Park HOA SOHO Business Alliance Historic Hyde Park Neighborhood Assn. SoHo Neighborhood Assn.	11/09/2023 @5:01pm
REZ-23-86	Truett Gardner	25 Columbia Dr	PD to PD (Hospital to Hospital)	Davis Islands Civic Assn. Historic Ybor Neighborhood Civic Assn.	11/09/2023 @5:01pm

SMALL BUSINESS SATURDAY® | NOV 25



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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-23-84	Todd Pressman	5014 E 97th Ave	RM-60 to RM-35 (Vacant to Multi-Family)	Terrace Park Civic Assn. 345 Bayshore Condominium Assn.	11/09/2023 @5:01pm
REZ-23-80	Jim Porter	5025 E Fowler Ave	PD to PD (Retail Strip Center Convenience Store to Airconditioned Storage Retail Strip Center)	Terrace Park Civic Assn, Inc. 345 Bayshore Condominium Assn.	11/09/2023 @5:01pm
REZ-23-73	Richard Bekesh	11300 N Central Ave	RS-50 to CI (Vacant Lot to Automobile Inventory)	N/A	11/09/2023 @5:01pm
REZ-23-67	Todd Pressman	1221 N Florida Ave	CBD-1 to PD	Downtown River Arts Neighborhood Assn. The Slade at Channelside Condo, Inc. The Residences of Franklin Street Condominium Assoc. Residents of Franklin Street One Laurel Place Historic Ybor Neighborhood Civic Assoc. Bowman Heights Franklin Street City Lofts HOA Inc.	11/09/2023 @5:01pm
REZ-23-52	Juan Quinones	6010 N Armenia Ave	PD to CI (Multi-Family Residential)	N/A	11/09/2023 @5:01pm
REZ-22-108	John Lum	2309 S Cameron Ave	RS-75 to PD	Palma Ceia West Neighborhood Assn. Virginia Park Neighborhood Assn.	11/09/2023 @5:01pm



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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
VRB-23-70	Stephen Michelini	16 Davis Blvd	Reduce East Side Front Yard Setback from 45' to one-foot, Reduce The West Side Front Yard Setback from 45 ' to one-foot . Reduce The Southwest Side Yard Setback From 27' to 1'. and to Reduce the South Side Yard Setback from 27' to 1'.	Davis Islands Civic Assn. Historic Ybor Neighborhood Civic Assn.	11/14/2023 @5:30PM
VRB 23-66	Charos's Property LLC	701 W Hillsborough Ave	Increase Allowable Sign Square Footage from 62.5' to 151.1'. From One Sign to Three Signs	Wellswood Civic Assn. Tampa Overlook Neighborhood Assn. Old Seminole Heights Neighborhood Assn. Riverbend Civic Assn.	11/14/2023 @5:30PM
VRB-23-64	Erin Feather	3511 W McElroy Ave	Decrease Side Yard Setback from 7' to 4' For Preexisting Addition to a Single Family Detached Dwelling	Interbay– South of Gandy Civic Assn. Southtown Park HOA Belmar Gardens Neighborhood Ballast Point Neighborhood Assn.	11/14/2023 @5:30PM

**CYBER
MONDAY**

DEALS

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File No.	Applicant	Location Address	Request	Neighborhood Associations	**Tentative Hearing
VRB-23-62	Helen Wesley	3304 W San Jose St	Decrease Front Yard Setback from 25' to 20' and Side Yard Setback 7' to 4' For Construction Addition to Single Family Detached Dwelling, With Allowed Encroachment of the Eaves and Gutters.	Palma Ceia Neighborhood Assn. Virginia Park Neighborhood Assn. Bayshore Gardens Neighborhood Assn. Palma Ceia West Neighborhood Assn. Parkland Estates Civic Club, Inc.	11/14/2023 @5:30PM
VRB 23-61	Yoiset Denis	1510 W River Ln	Reduce Required Setback from 10' to 0' Between Primary Home and Accessory Structure.	Wellswood Civic Assn, Inc. Tampa Overlook Neighborhood Assn. Old Seminole Heights Neighborhood Assn.	11/14/2023 @5:30PM



#GI  ING TUESDAY

TAMPA CONVENTION CENTER AWARD WINNER



The Tampa Convention Center was [named as a 2024 winner](#) among Exhibitor Magazine's Centers of Excellence. This prestigious list honors North America's best convention centers for trade shows and corporate events.

"Our award-winning team and exceptional service partners are committed to providing unparalleled customer service and the very latest amenities, all with the spectacular waterfront backdrop of the thriving city of Tampa," said David Ingram, Tampa Convention Center Executive Director. "Our clients appreciate the high level of hospitality we are known for, and we are honored to be recognized for these standards."

The designation goes to the top event venues and facilities in the meetings and events industry. The Tampa Convention Center was among only 20 of the top-scoring venues that qualified for the honor.

Winners were based on their scores in five primary categories of criteria: **facility and functionality, location and accommodations, service and execution, upgrades and expansions, and awards and industry participation.**

The Tampa Convention Center partners with several companies to provide high-quality event services to exhibitors, including Aramark for food and beverage, Edlen for utilities, Encore for audio visual and rigging, Sentry Event Services for security, Smart City for Internet and telecommunications, and The UPS Store for shipping, printing, branding, and signs.

To learn more about the Tampa Convention Center, go to thetampacc.com.



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	2555 E Hanna Ave	274-7852 274-8387 fax	Real Estate services for the City of Tampa, Riparian Dock License Agreements, leasing of excess space to third parties, Sale of surplus City land and other professional services to City Departments. Donate or sale of property to the city.

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

Development Coordination
1400 North Boulevard
Tampa, FL 33607

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

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www.Tampagov.net





Community Awareness Requires Excellent Service