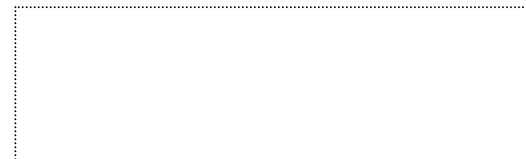


January 26, 2007



[www.tampagov.net](http://www.tampagov.net)  
 Surf the City!  
 Phone: (813) 274-8403  
 Fax: (813) 274-7706  
 Land Development Coordination  
 306 E. Jackson Street, 3E  
 Tampa, FL 33602

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**Message from the Manager:**

Dear Neighbors,

**Ballast Point/Interbay Area Comprehensive Plan Land Use Amendments**

City Council Public Hearing - Amendment to the Tampa Comprehensive Plan, Text Amendments to the Future Land Use Element and Map Amendments to the Future Land Use Map – Ballast Point/Interbay Area

**Attention Ballast Point/Interbay Residents:**  
**City Council has rescinded the continuance of this item from November 16, 2006 at 5:01 p.m. to April 12, 2007 at 5:01 p.m. and has rescheduled it to March 1, 2007 at 5:30 p.m.**

You may purchase a copy of Supplement 59, which updates the City of Tampa Zoning Code - Chapter 27. The supplement is available at the office of Land Development Coordination, 3 Floor - East, 306 E. Jackson St. The price of the supplement is \$ 20.10.

Remember that you can view all City Codes on-line by going to [www.municode.com](http://www.municode.com). Go to the On-line Library, Florida, Tampa and click of Code of Ordinances. The left side of the screen will list the Table of Contents, click the plus sign to open the Chapter you are interested in reading. It is a very good web site once you understand how to use it. Call us if you have trouble and we will walk you through it.

**Public Workshop concerning Right-of-Ways:**

For those interested, public workshops on the proposed ordinance covering encroachments in the public right-of-way will be held in City Council Chambers, 315 E. Kennedy Boulevard, City Hall, 3<sup>rd</sup> Floor

- Tuesday, February 6, 2007 from 6:00 p.m. to 8:00 p.m.
- Tuesday, February 20, 2007 from 6:00 p.m. to 8:00 p.m.

The proposed Ordinance is posted on the Land Development Coordination web page at [www.tampagov.net/dept\\_Land\\_Development/Ordinances](http://www.tampagov.net/dept_Land_Development/Ordinances). For further information regarding these workshops, please call (813) 274-8405 and ask to speak to Jimmy Cook or myself.

Sincerely,  
 Gloria Moreda, Manager  
 Land Development Coordination

**Tampa CARES  
Contact List**

DEPARTMENT	LOCATION	PHONE NUMBER	RESPONSIBILITY
Zoning	306 E. Jackson	274-8405	City of Tampa Zoning Code Requirements/Public Notice Requirements
Historic Preservation	306 E. Jackson	274-8920	Architectural Review Commission & Barrio Latino Commission – Landmark & Historic Districts
Neighborhood & Community Relations	102 E. 7 <sup>th</sup> Avenue	274-7835	Facilitate communication between the Mayor's Office, City Departments and Neighbors
Hillsborough Co. Planning Commission	601 E. Kennedy 18 <sup>th</sup> Floor	272-5940	Compliance w/Tampa Comprehensive Plan
Transportation	306 E. Jackson	274-8333	Parking lot design, parking space dimension, traffic impact on surrounding street systems
Construction Services Center Single Family & Duplex Permits Multifamily & Commercial Permits Inspections – Complaints Records	1400 N. Boulevard 1 <sup>st</sup> Floor 2 <sup>nd</sup> Floor 3 <sup>rd</sup> Floor 3 <sup>rd</sup> Floor	274-3100	Parking lot, landscaping, site clearing, tree removal Structural requirements of building code, flood zone info.
Stormwater	306 E. Jackson	274-7865	Stormwater Management
Right-of-Way	306 E. Jackson	274-8725	Vacating and dedicating of right-of-way, streets and addresses, easements, encroachments
Solid Waste	4010 Spruce St.	378-1109	Location and screening of dumpster
Fire Department	1400 N. Boulevard	259-1752	Fire Code requirements
Code Enforcement (Neighborhood Improvement)	102 E. 7 <sup>th</sup> Avenue	274-5545 weekday 690-4631 weekend	Junk cars, overgrown lots, zoning violations
Clerk's Office	315 N. Kennedy	274-8396	Copy of an ordinance
City Council	315 N. Kennedy	274-8131	Enacting ordinances and liaison for Citizen issues.
Parks & Recreation	1420 N. Tampa St.	274-8615	Tree removal on City property
Business Tax	2105 N. Nebraska	274-8751	Occupational License

File No.	Petitioner	Location Address	Request	Neighborhood to receive notice	Hearing Date
VRB06-129	The Fox	5401 W. Kennedy Blvd.	Sign Variance	Beach Park	02/13/2007
VRB07-09	Ted Silence	3107 W. Donwoodie	Rear yard setback	Golfview	02/13/2007
VRB07-14	Sweetbay	2100 Swann Avenue	Sign Variance	Carver City/ Oscawana/Parkland	02/13/2007
VRB07-15	Property Enterprise	8104 N. Boulevard St.	Side yard setback	Lowry Park Central	02/13/2007
VRB07-17	Maria Monin	5101 N. Lincoln	Rear yard setback	Plaza Terrace	02/13/2007
VRB07-18	Isabel Izquierdo	3601 W. Cherry	Rear yard setback	NE MacFarlane	02/13/2007
VRB07-19	Andy & Lorraine Lutton	6508 N. River Blvd.	Side yard setback	Old Seminole Heights	02/13/2007
VRB07-20	Jay Deckard	569 Suwanee Circle	Tree Trimming	Davis Islands	02/13/2007
VRB07-21	Ving Shah	4910 N. Armenia Ave.	Rear yard setback	Wellswood	02/13/2007
VRB07-22	MVG/Jason James	4495 W. Gandy Blvd.	Sign Variance	Bayside West/Gandy/ Sunbay South	02/13/2007
VRB07-23	John & Maria Gozman	1007 E. 26 <sup>th</sup> Avenue	Front yard setback	VM Ybor	02/13/2007
VRB07-24	Sheryl Herold	4701 N. Boulevard	Rear yard setback	S. Seminole Heights	03/13/2007
VRB07-25	Carlos Rivera	4008 Ohio Avenue	Front yard setback	Gandy/Sunbay South	03/13/2007
VRB07-26	Andy Lynch	77-81 E. Davis Blvd.	Administrative Appeal	Davis Islands	03/13/2007
VRB07-27	Abigail Hill	507 W. Henry Avenue	Front yard setback	Old Seminole Heights	03/13/2007
VRB07-29	William Troutman	1110 W. Coral Street	Rear yard setback	Riverside Heights	03/13/2007

**\*\*\*NO ADMINISTRATIVE VARIANCES TO REPORT\*\*\***



File No.	Petitioner	Location Address	Request	Neighborhood to receive notice	**Tenative** Hearing Date
Z06-145	Retouch Development	1515 S. Bay Villa Place	RM-16 to PD	Bayshore Gardens	02/08/2007
Z06-146	Soho Albany, LLC	411 S. Albany Avenue	RM-16 to PD	Courier City/ Oscawana	02/08/2007
Z07-01	Victoria J. Alvarez	1202 N. Armenia	RS-50 to PD	North Hyde Park	02/08/2007
Z07-02	Bricklemeyer	5200 W. Tyson	RS-50 to PD	Gandy/Sunbay	02/08/2007
Z07-03	Navpreet Randhawa	1903 & 1917 E. Palifox	RS-50 to PD	East Tampa	02/22/2007
Z07-04	Country Garden LLC	8406 N. 46 <sup>th</sup>	RS-75 to PD	Temple Crest	02/22/2007
Z07-05	Richard Caldevilla	2135 W. Union St.	RS-50 to PD	Old West Tampa	02/22/2007
Z07-06	Arthur & Brenda Holley	3916 N. Dartmouth	RS-50 to CG	Tampa Heights/ So. Seminole Heights	02/22/2007
Z07-07	Peter Tagliarini	101 Chesapeake Ave.	RS-50 to PD	Davis Islands	02/22/2007
Z07-08	Landmar Group	Grand Hampton	PD-A to PD-A	New Tampa	02/22/2007
Z07-09	Ken Stoltenberg	858 Channelside Dr.	CD-1 to CD-3	Channel District	03/08/2007
Z07-10	Edgware Road, LLC	110 S. Rome	CI to PD	Courier City/ Oscawana	03/08/2007
Z07-11	Earl P. Lewis	3608 Euclid Avenue	RS-50 to RO	Fairoaks/ Manhattan Manor	03/08/2007
Z07-12	G.L.G. Magnolia Oak, LLC	1010 S. 22 <sup>nd</sup> Street	RS-50/CN/CG/ RM-16 to PD	Palmetto Beach	03/08/2007
Z07-13	Impact Prop. Group	7627 Courtney Campbell Causeway	PD to PD	TIA	02/22/2007
Z07-14	Novare-Intown Tampa Development Co., LLC	801 N. Ashley Drive	CBD-1 to CBD-2	Tampa Downtown	03/22/2007
Z07-15	Carlos Castilla	1810 N. Armenia Ave.	RM-16 to CI	NE MacFarlane/ Old West Tampa	03/22/2007
Z07-16	Tampa Int'l Tech Ctr.	1311 Channelside Dr.	CD-1/CD-2 to CD-3	Channel District	03/22/2007
Z07-17	Todd Gabel/ Natalie Mandeville	4910 N. Florida	CI to PD	So. Seminole Heights/ Old Seminole Heights	03/22/2007
Z07-18	Connie & William Blaney	10015 N. 9 <sup>th</sup> Street	RS-50 to PD	North Tampa Community	03/22/2007
Z07-19	John Pottinger	1103 N. 22 <sup>nd</sup> Street	IH to PD	Palmetto Beach/ East Ybor/ Historic Ybor	03/22/2007
Z07-20	Frank Otero	2715 W. Tampa Bay Blvd.	RS-50 to PD	NE MacFarlane	03/08/2007
Z07-21	Moody & Azeele, LLC	301 S. Moody	PD to PD	Courier City/ Oscawana	02/22/2007
Z07-22	Gabriel Properties, Inc.	8210 N. Orleans	RS-50 to PD	Lowry Park Central	03/22/2007
Z07-23	Metro Life Insurance Co.	4010 & 4100 Boy Scout	CI to PD	Carver City/ Lincoln Gardens	03/22/2007
Z07-24	Orion Communities, Inc.	7700 W. Courtney Campbell Causeway	PD to PD	TIA	04/12/2007
Z07-25	Bricklemeyer, Smolker & Bolves	1903/1905/1913 N. Lois	PD to PD	Carver City/ Lincoln Gardens	04/12/2007
Z07-26	Mike Goetz	3308 & 3310 N. Tampa	PD to CN	Tampa Heights	04/12/2007
Z07-27	Bretta Arthur	5103 & 5107 Crescent	RS-60/RS-50 to PD	Ballast Point	04/26/2007
Z07-28	Woodroffe	4820 N. Gomez Avenue	RS-50 & PD to PD	Plaza Terrace	04/26/2007
Z07-29	Skinner Family LTD	3801 Henderson Blvd.	CG to PD	Palma Ceia/ Swann Estates	04/26/2007
Z07-30	Intown Properties, LLC	Scattered West Tampa properties	PD/RS-50/RM-16/CI to PD	Old West Tampa/ NE MacFarlane/ Forest Hills	04/26/2007
Z07-31	G2 Properties LLC	905 E. Holland	CG & RS-50 to PD	North Tampa	04/12/2007

File No.	Petitioner	Location Address	Request	Neighborhood to receive notice	**Tentative** Hearing Date
Z06-06	John Grandoff	3512 & 3516 W. Bay to Bay /3511 W. Santiago St.	RM-16 to PD	Palma Ceia/Virginia Park	04/12/2007
Z06-27	Greg Smith	6401 Nebraska Avenue	CI/RS-60 to PD	Old Seminole Heights	02/01/2007
Z06-47	Steve Michelini	1600 W. Kennedy Blvd.	CI to PD	Hyde Park/ Courier City/ Oscawana	03/08/2007
Z06-57	Todd Pressman	3333 E. Busch Blvd.	PD to PD	Terrace Park/ Temple Crest	04/12/2007
Z06-66	New Millennial, LLC	7313 & 7315 S. Mascotte	RS-50 to PD	Port Tampa	02/08/2007
Z06-71	MW Hyde Park	1509,1510,1601 & 1660 W. Swann Ave./1601 & 1616 W. Snow Ave./702 & 800 S. Village Circle	PD to PD	Hyde Park Preservation	04/12/2007
Z06-92	Naidip Tampa Bay LLC	7616 W. Courtney Campbell Causeway	CG to PD	TIA	03/08/2007
Z06-97	Naidip Hospitality-I	2520 & 2522 N. Dale Mabry	OP-1 to PD	Carver City/ Lincoln Gardens/ NE MacFarlane	03/22/2007
Z06-106	Union Station Tampa	Zack/Nebraska	CBD-2 to CBD-2	Downtown Partnership/ Channel District	04/26/2007
Z06-108	Jana Goodman	3706 W. Roland	RS-60 to PD	Bon Air	02/08/2007
Z06-109	Hector Agular	1700 W. Cherry Street	RM-16 to PD	Old West Tampa	03/22/2007
Z06-112	Delphin Acosta	1903 & 1905 W. Bristol	RS-50 to PD	Historic Hyde Park/ Parkland	02/22/2007
Z06-122	Linda Pearson	403 S. Albany	RM-16 to PD	Courier City/ Oscawana	03/08/2007
Z06-124	Mary Gramer	2305 W. Sligh	RS-50 to RO	Riverbend	02/08/2007
Z06-127	Vancouver Acquisitions Corp.	602 E. Cass Street	CBD-1 to CBD-2	Downtown Partnership/ Channel District	03/08/2007
Z06-130	National Chutes, Inc.	4209 10 <sup>th</sup> Avenue	CG to IG	Eastside Commercial	03/22/2007
Z06-132	Viridian Development	3203 W. Cypress	RS-50 to PD	Oakford Park	03/22/2007
Z06-134	Jeffrey A. Norman	1401 Caracas Street	RS-60 to RS-50		04/12/2007
Z06-137	Westhard Development	3209/3211 W. Fielder	RS-50 to PD	Bayshore Beautiful	04/26/2007
Z06-140	Farmington, LLC	4606 Fig Street	RS-50/RM-24 to PD	Westshore Palms	04/26/2007
Z06-144	Jesus Llano	3625 W. Azeele	RS-60 to PD	Bon Air	03/22/2007

FILE NO.	PETITIONER	LOCATION ADDRESS	REQUEST	NEIGHBORHOOD TO RECEIVE NOTICE	HEARING DATE
WZ06-153	Marina Urrego	1006 E. Hillsborough	2-APS	SE Seminole Heights/ Old Seminole Heights	02/01/2007
WZ07-22	Bessie Massori/ Angela Massori/ Theresa Ligori	113-123 S. Hyde Park	4-COP-X	Hyde Park North	02/15/2007
WZ07-24	Theodore J. Couch, Sr.	2815 E. Fowler	4-COP-R	University Square	02/15/2007
WZ07-25	BZ01, LLC	4606 W. Boy Scout	4-COP-R	Carver City/ Lincoln Gardens	02/15/2007
WZ07-28	Hyatt Properties	4516 S. Dale Mabry	2-COP-R	Fairoaks/ Manhattan Manor	03/15/2007
WZ07-41	Frank Kane	309-317 S. Howard & 2307 W. Azeele	4-COP-X	Courier City/ Oscawana	03/15/2007
WZ07-44	Free Course, Inc.	915 S. Howard Avenue	4-COP-R	Parkland Estates	03/15/2007



FILE NO.	PETITIONER	LOCATION ADDRESS	REQUEST	NEIGHBORHOOD TO RECEIVE NOTICE	HEARING DATE
C05-01	Chan Choy, et al	N/A	Alley in Block 4, OSCAWANA	Courier City/Oscawana	05/03/2007
C06-09	Union Station Tampa	N/A	Alley in Block 3/4, MAP OF ADDN. TO FT.BROOKE	Downtown Partnership/ Channel District	04/26/2007
C06-19	Idlewild Baptist Church Co. Inc.	N/A	Pt. of Keyes Avenue, COYNES SUBDIVISION	Tampa Heights Civic	02/22/2007
C06-25	Castillo Housing Corporation	N/A	Alley in Block 20, JOHN H. DREW'S SUBDIVISION OF NW TAMPA	N/A	TBD
C06-26	Gary Gauthier, et. al.	N/A	Pt. of Flagler & Elmwood St.s & Alleys, MAP OF EAST TAMPA	Palmetto Beach Community Association	TBD
C06-27	Owen Rice, et. al.	N/A	Pt. of Waverly Court, PINEHURST SUBDIVISION	Bayshore Beautiful	03/08/2007
C06-28	What Would You Like, Inc.	N/A	Alley in Block 15, BENJAMIN'S 2 <sup>ND</sup> ADDITION TO WEST TAMPA	North Hyde Park	TBD
C06-29	Clifford Canty, Jr.	N/A	Pt. of Sparkman Avenue, CAMPBELL'S SUBDIVISION OF LOT 12	Tampa Heights	TBD
C06-30	University of Tampa	N/A	Pt. of North A& B St.s, Delaware, Gilchrist, Newport Ave.s. & Alleys, COLLINS ADDITION TO WEST TAMPA	N/A	TBD
C07-01	Adam Diasti	N/A	Pt. of Gordon Street, ROMANY TAN SUBDIVISION	Ballast Point	TBD
C07-02	East Tampa Enterprises, et. al.	N/A	Alley in Block 3, HELLEKES SUBDIVISION	Florence Villa/ Beasley/ Oak Park	TBD

File No.	Petitioner	Location Address	Request	Neighborhood to receive notice	**Tentative** Hearing Date
V06-11	Jason Kuhn	116 S. Church Avenue	Off-street Parking	Swann Estates	02/08/2007
V06-43	Julio & Noemia Delgado	5009 E. Linebaugh Avenue	Residential	Terrace Park	02/08/2007
V06-51	Evening Star Tabernacle	3716 E. Paris Street	Church	Liveoaks Square/ Woodlawn Terrace	02/08/2007
V06-60	Madison Heights LTD	1201 N. Florida Avenue/ 1280 Marion Street	Multi-family/ Parking	Downtown Partnership	02/08/2007
V07-01	Barnett, Bolt, et. al.	4418 W. Gandy Blvd.	Drive-in	Gandy/Sunbay South/ Bayside West	02/08/2007
V07-06	The Church of God of Prophecy	401 Bouganvilla	Church	Forest Hills	03/08/2007
V07-08	Walgreens	3010 W. Gandy	Drive Thru	Ballast Point	03/08/2007
V07-09	G2 Properties, LLC	10409 N. Nebraska Ave.	Parking	North Tampa	03/08/2007

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



**Proposed Amendments to the Tampa Comprehensive Plan  
August 2006 Cycle**

For more information, please contact the Hillsborough County Planning Commission at 272-5940.

**PA 06-18** -- An amendment to the *Future Land Use Plan Map* consisting of approximately 1.5 acres located in the vicinity of Busch Blvd, 33<sup>rd</sup> St., and 34<sup>th</sup> St. in the Temple Crest neighborhood, from *Residential-10* to *Community Mixed Use-35 (small scale map amendment)*. Neighborhood Location – Temple Crest Civic Association

**PA 06-21** -- An amendment to the *Future Land Use Plan Map* consisting of approximately 2 acres on 14 parcels located in the vicinity of N Franklin, 7<sup>th</sup> Ave, Henderson Ave., Estella St., and Florida Ave., in the Tampa Heights area, from *Heavy Commercial-24* to *Community Mixed Use-35 (small-scale map amendment)*. Neighborhood Location – Tampa Heights Civic Association

**PA 06-23** -- An amendment to the *Future Land Use Plan Map* consisting of approximately .6 acre located in the vicinity of Bougainvillea and McKinley Drive near the University of South Florida, from *Heavy Industrial* to *Community Mixed Use-35 (small scale map amendment)* Neighborhood Location – Terrace Park Civic Association

**PA 06-24** -- An amendment to the *Future Land Use Element* adding additional areas for designation as part of an Adamo Drive Redevelopment Corridor. Petitioner requesting land south of the Crosstown Expressway, between Channelside Drive and 22<sup>nd</sup> Street be added to the Adamo Drive Redevelopment Corridor designation description.

[FYI: Tampa Plan Amendment PA 06-06 proposes designation of Adamo Drive Redevelopment Corridor as portion of Adamo Drive lying between Channelside Drive on the west, 26th Street on the East, 2nd Avenue on the north, and the Leroy Selmon Crosstown Expressway on the south] Neighborhood Location – Palmetto Beach Civic Association

**PA 06-25** -- An amendment to the *Future Land Use Element and Map* adding areas for designation and inclusion within the Central Business District Periphery Boundary south of Adamo Drive in the vicinity of Ybor Channel. Neighborhood Location – Channel District Council and Palmetto Beach Civic Association

**PA 06-26** -- An amendment to the *Future Land Use Plan Map* consisting of approximately 13 acres located in the vicinity of 17<sup>th</sup> St, 19<sup>th</sup> Street, south of Adamo Drive, in the vicinity of Ybor Channel from *Heavy Industrial* to *Urban Mixed Use-60*. Neighborhood Location – Palmetto Beach Civic Association

**PA 06-27** -- An amendment to the *Future Land Use Plan Map* consisting of approximately 8.5 acres located in the vicinity of Channelside Drive, 14<sup>th</sup> St, south of Adamo Drive, in the vicinity of Ybor Channel from *Heavy Industrial* to *Regional Mixed Use-100*. Neighborhood Location – Channel District Council and Palmetto Beach Civic Association

**PA 06-28** -- An amendment to the *Future Land Use Plan Map* consisting of approximately 9.9 acres located in the vicinity of Channelside Drive, E. Harbor Street, and E. McKay Street, from *Heavy Industrial* to *Regional Mixed Use-100*. Neighborhood Location – Channel District Council

**PA 06-31** – A study of the Bayshore Boulevard area for possible amendments to the *Future Land Use Element and Future Land Use Plan Map*. Boundary area of study Platt Street on the north, Gandy Boulevard on the south, Hillsborough Bay on the east, and the Leroy Selmon Crosstown Expressway on the west. Initiated by the City of Tampa. Neighborhood Location – Hyde Park North, Hyde Park Preservation, Historic Hyde Park, Bayshore Beautiful, and Bayshore Garden.

**PA 06-32** – A study of the Virginia Park neighborhood for amendment to the *Future Land Use Map* from *Residential-10* to *Residential-6*. The entire Virginia Park neighborhood is the area of study, *and* consists of approximately 550 acres. The particular area being focused on for amendment is bounded by W. San Luis St (on the north), S. Dale Mabry (on the east), W. Euclid Ave (on the south) and S. Manhattan Ave (on the west) consisting of approximately 200 acres. Initiated by Tampa City Council. Neighborhood Location – Virginia Park