

Land Development Coordination  
306 E. Jackson Street, 3E  
Tampa, FL 33602

Phone: (813) 274-8403

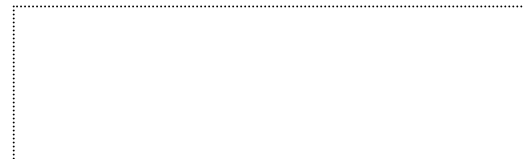
Fax: (813) 274-7706

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March 9, 2007



**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

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**Message from the Manager:**

Dear Neighbors,

They are every where and every neighborhood has them. I'm talking about the area between your property line and the roadway...This area usually referred to as "green space" is called the right-of-way.

A public right-of-way is the strip of land on which a city street is located including the strips on either side of the street that typically includes a grass strip and sidewalk. In Tampa, a typical residential street is built on a 50 foot wide right-of-way; however right-of-way widths vary by location.

If you have erected a fence, installed an irrigation system or have done some landscaping without knowing where your property line is located or without a boundary survey, chances are you probably encroaching into the right-of-way illegally without even knowing it!

The Land Development Coordination Division (LDC) held two neighborhood work shops in February along with a presentation to THAN, to get input from the public in regards to improving the code, improving policies and improving the process as it applies to encroachments.

The City is in the process of reviewing its existing procedures and policies regarding encroachments into the public right-of-way. For the past few months, LDC has been discussing these issues with other City Departments that have an interest in the right-of-way.

We will update this publication with news regarding any proposals that may change the code. If you have any questions, please contact the Land Development Coordination Division at 274-8405.

**How to find your public Right-of-Way:**

1. If you have a sidewalk, typically the edge of the sidewalk closest to your house is the public right of way line.
2. If no sidewalk is present, a general rule of thumb is that the back edge of the water meter or utility poles is usually placed on the right of way line.
3. The only sure way to locate the right-of-way is for a resident to hire a professional surveyor and mapper.

Sincerely,  
Gloria Moreda, Manager  
Land Development Coordination

File No.	Petitioner	Location Address	Request	Neighborhood to receive notice	Hearing Date
AV07-13	John Jassy	1901 S. Oakmont St.	Front and rear yard setback	Golfview Civic	N/A
AV07-14	JoAnne Peck	2709 N. 19 <sup>th</sup> Street	Side yard setback	East Tampa	N/A
AV07-15	Odoelis Fiffe	1902 W. Burke	Side yard setback	Riverbend	N/A
VRB06-123	Martin McGowan	2527 W. Palm Drive	Remove grand tree, front, side & rear yard setback	Bayshore Gardens	03/13/2007
VRB07-05	Morton J. Hanlon, Jr.	3133 S. Waverly Avenue	Side yard setback	Bayshore Beautiful	03/13/2007
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
VRB07-30	Robert Canton	2610 W. Prospect	Height, side & rear yard setback	New Suburb Beautiful/ Palma Ceia	03/13/2007
VRB07-32	David DeVaney	2606 W. Jetton Avenue	Accessory structure height, side & rear yard setback	New Suburb Beautiful	03/13/2007
VRB07-33	Suresh Ragoobar	8100 N. Orangeview	Side yard setback	Temple Crest Civic	04/10/2007
VRB07-35	Benjamin LaMotte	4201 W. San Juan St.	Accessory structure height, rear yard setback	Virginia Park	04/10/2007
VRB07-36	James & Tracy Patterson	3913 W. San Carlos St.	Side yard setback	Palma Ceia West	04/10/2007
VRB07-37	Benjamin Brice	205 W. Chelsea	Side yard setback	So. Seminole Heights	04/10/2007
VRB07-38	Luis DeLiz	801 W. Yukon Street	Rear yard setback	Lowry Park Central	04/10/2007
VRB07-39	Sanjay Mulher	425 E. Davis Blvd.	Rear and side yard setback	Davis Island	04/10/2007



File No.	Petitioner	Location Address	Request	Neighborhood to receive notice	**Tenative** Hearing Date
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	04/12/2007
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	05/24/2007
Z07-22	Gabriel Properties, Inc.	8210 N. Orleans	RS-50 to PD	Lowry Park Central	04/26/2007
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
Z07-32	T & Dorothy McRae	3824 & 3822 N. 55 <sup>th</sup> St.	RM-16 to CG	Grant Park	05/24/2007
Z07-33	Uptown Realty	2901 N. 21 <sup>st</sup> Street	RS-50 to PD	East Tampa	05/24/2007
Z07-34	Mark Bentley	2811 21 <sup>st</sup> Street	RS-50 to PD	East Tampa	05/24/2007
Z07-35	David Clisset	2715 W. Spruce Street	RS-50 to PD	NE MacFarlane	05/24/2007
Z07-37	Ronald Rottela	1700 N. Westshore	PD to PD	TIA/Carver City/ Lincoln Gardens	04/26/2007
Z07-38	Key Dev. Investors	211 & 227 N. Meridian	CD-1 to CD-3	Channel District/ Downtown Partnership	05/24/2007
Z07-39	Joshua Group	2106 E. Osborne Ave.	RM-16 to PD	East Tampa	05/24/2007
Z07-40	Jay Miller & Dennis Morris	313 S. Bungalow Park	RM-16 to RO-1	Parkland Estates	05/24/2007
Z07-41	Cliff Dell	10206-10208 Annette	RS-50 to PD	North Tampa Community	06/14/2007
Z07-42	Gerardo & Maria Guzman	3208 W. Tampa Bay	RS-50 to PD	NE MacFarlane/ Stadium	06/14/2007
Z07-43	Bryan W. Syko	400 N. Rome	Multiple to PD	North Hyde Park	06/14/2007
Z07-44	Cayman Properties, Inc.	8412 N. 18 <sup>th</sup> Street	RS-50 to PD	Sulphur Springs	06/14/2007
Z07-45	Castillo Housing	2508-2510 Ivy & 2507 & 2509 Cordelia	PD to PD	NE MacFarlane	06/14/2007



File No.	Petitioner	Location Address	Request	Neighborhood to receive notice	**Tentative** Hearing Date
Z06-04	Country Garden LLC	4620 E. Regnas, 8406 N. 46 <sup>th</sup> Street, 3404 E. Regnas	RS-75 to PD	Temple Crest	03/22/2007
Z06-06	John Grandoff	3512 & 3516 W. Bay to Bay /3511 W. Santiago St.	RM-16 to PD	Palma Ceia/Virginia Park	04/26/2007
Z06-57	Todd Pressman	3333 E. Busch Blvd.	PD to PD	Terrace Park/ Temple Crest	06/14/2007
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	06/14/2007
Z06-97	Naidip Hospitality-I	2520 & 2522 N. Dale Mabry	OP-1 to PD	Carver City/ Lincoln Gardens/ NE MacFarlane	05/24/2007
Z06-106	Union Station Tampa	Zack/Nebraska	CBD-2 to CBD-2	Downtown Partnership/ Channel District	04/26/2007
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	05/24/2007
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	SE Seminole Heights	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
Z06-141	Lisa J. Montelione	9704 N. Pawnee	RS-60 to PD	Terrace Park	04/12/2007
Z06-144	Jesus Llano	3625 W. Azeele	RS-60 to PD	Bon Air	03/22/2007
Z06-145	Linda Pearson	1515 S. Bay Villa Place	RM-16 to PD	Bayshore Gardens	04/12/2007
Z06-146	SOHO Albany LLC	411 S. Albany Avenue	RM-16 to PD	Courier City/ Oscawana	04/26/2007
Z07-03	Navpreet Randhawa	1903 E. Palifox & 1917 E. Palifox	RS-50 to PD	East Tampa	04/26/2007
Z07-04	Country Garden LLC	4620 E. Regnas, 8406 N. 46 <sup>th</sup> St., 3404 N. Regnas	RS-75 to PD	Temple Crest	03/22/2007
Z07-09	Ken Stoltenberg	858 Channelside Dr.	CD-1 to CD-3	Channel District	04/12/2007
Z07-14	Novare-Intown Tampa Development Co., LLC	801 N. Ashley Drive	CBD-1 to CBD-2	Tampa Downtown	03/22/2007



FILE NO.	PETITIONER	LOCATION ADDRESS	REQUEST	NEIGHBORHOOD TO RECEIVE NOTICE	HEARING DATE
WZ07-03	Let's Eat South Tampa	3415 W. Bay to Bay	2-APS	Palma Ceia	03/15/2007
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
WZ07-52	Brian Taub	201-217 S. Dale Mabry	4-COP-R	Swann Estates/Bon Air	04/19/2007
WZ07-53	Nikki Supplies LLC	723 W. Columbus Dr.	2-APS	Riverside Heights/ Ridgewood Park/ Tampa Heights	04/19/2007
WZ07-54	Juan Morillo & Yeldri Viruet	7107/7109 N. Nebraska	2-COP-R	Old Seminole Heights	04/19/2007
WZ07-56	Kizzie Marshall	3402 E. Lake Avenue	2-APS	East Tampa	04/19/2007
WZ07-68	Amlani Corp	2720 W. M. L. King	2-APS	Stadium	05/17/2007
WZ07-72	The Big Four, Inc.	9399 N. Florida	4-COP-R	North Tampa	05/17/2007
WZ07-73	Wine & Cigar Shop	1811A E. Fowler Ave.	2-APS	University Square	05/17/2007



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
C06-25	Castillo Housing Corporation	N/A	Alley in Block 20, JOHN H. DREW'S SUBDIVISION OF NW TAMPA	N/A	03/15/2007
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	03/29/2007
C06-29	Clifford Canty, Jr.	N/A	Pt. of Sparkman Avenue, CAMPBELL'S SUBDIVISION OF LOT 12	Tampa Heights	03/29/2007
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	03/22/2007
C07-02	East Tampa Enterprises, et. al.	N/A	Alley in Block 3, HELLEKES SUBDIVISION	Florence Villa/ Beasley/ Oak Park	03/22/2007
C07-03	Fuzzie Buddies, LLC	N/A	Pt. of 2 <sup>nd</sup> Avenue, EL VALLE DE TAMPA	East Ybor Historic & Civic Association	TBD



File No.	Petitioner	Location Address	Request	Neighborhood to receive notice	**Tentative** Hearing Date
V06-43	Julio & Noemia Delgado	5009 E. Linebaugh Avenue	Irregular lot	Terrace Park	04/12/2007
V07-08	Walgreens	3010 W. Gandy	Drive Thru	Ballast Point	04/12/2007
V07-09	G2 Properties, LLC	10409 N. Nebraska Ave.	Parking	North Tampa	04/12/2007
V07-12	City of Tampa	2921 W. Alline Avenue	Public service facility	Bayshore Beautiful	04/12/2007
V07-19	John Calvin	6501 N. Nebraska	Daycare	Old Seminole Heights	05/24/2007
V07-22	Carlton Academy Day Care	205 N. Brush Street	Parking waiver	Downtown Partnership	06/14/2007
V07-23	Bread of Life Apostolic Ministries	6503 N. 15 <sup>th</sup>	Church	Old Seminole Heights	06/14/2007

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

