

City of Tampa
RIGHT-OF-WAY VACATING STAFF REPORT

PETITION #: **VAC-25-0000008**

DATE OF REPORT:
10/27/2025

HEARING DATE:
11/13/2025 @ 5:01 pm

APPLICANT(S):
**Hp Puffy LLC, Gardner Brewer
Hudson, P.A (Multiple applicants)**

LOCATION:
613 S Magnolia Ave

REASON FOR PETITION:
**Eastern portion of alley has been
previously vacated. The remainder to be
vacated will be included as part of a
proposed redevelopment. All abutting
property owners are applicants on the
request.**

SQUARE FEET:
3,072 +/-

RELATED PETITIONS:
REZ-25-48

CITY COUNCIL DISTRICT(S):
**District 4 – Bill Carlson
At-Large – Alan Clendenin
At-Large – Guido Maniscalco
At-Large – Lynne Hurtak**

NEIGHBORHOOD ASSOC:
**Bayshore Gardens Neighborhood Assn,
Historic Hyde Park Neighborhood Assn,
Hyde Park Spanishtown Creek Civic
Assn, Parkland Estates Civic Club, SoHo
Neighborhood Assn, Spanishtown Creek
Civic Assn, SoHO Business Alliance,
Hyde Park Preservation**

HISTORIC DISTRICT:
Hyde Park

OVERLAY DISTRICT:
NA

Aerial, Review Summary, Photos

BACKGROUND:

FINDINGS:

Right of way is currently improved

VACATING HISTORY:

Eastern portion of alley vacated per Ord. 180-A.

RECOMMENDATION:

Easement reservation required.

TYPE & EXTENT OF EASEMENT RESERVATION:

TECO, Spectrum - Over entire right of way.

SPECIAL CONDITIONS:

**Natural Resources - Comply with chapter 27 as regards to tree
preservation and site design for any improvements placed
adjacent to trees in any vacated area.**

APPLICANTS:

| Owner | Address | Folio |
|--|------------------------|-------------|
| CLP HP2 LLC (fka CLP 611 Magnolia LLC) | 611 S. Magnolia Avenue | 194380-0000 |
| HP Puffy LLC | 613 S. Magnolia Avenue | 194381-0000 |
| HP Puffy LLC | 612 W. Bay Street | 194383-0000 |
| 614 W. Bay Street LLC | 614 W. Bay Street | 194384-0000 |
| 611 W. Swann Avenue LLC | 611 W. Swann Avenue | 194385-0000 |

| Department/Agency | OBJECTIONS | | EASEMENTS | | See Attached Summary Comments |
|--------------------------------------|------------|-----|-----------|-----|-------------------------------|
| | NO | YES | NO | YES | |
| D&GM Zoning | X | - | X | - | No Comments |
| Mobility Department | X | - | X | - | Comments |
| Stormwater Management | X | - | X | - | No Comments |
| Tampa Fire Rescue | X | - | X | - | Comments |
| D&GM Transportation Planning | X | - | X | - | No Comments |
| D&GM Urban Design | X | - | X | - | No Comments |
| Wastewater Department | X | - | X | - | No Comments |
| Water Department | X | - | X | - | No Comments |
| Solid Waste Department | X | - | X | - | No Comments |
| Natural Resources | X | - | X | - | Comments |
| Historic Preservation | X | - | X | - | No Comments |
| Real Estate | X | - | X | - | No Comments |
| CRA | X | - | X | - | No Comments |
| TECO Electric | X | - | - | X | No Comments |
| TECO Peoples Gas | X | - | X | - | No Comments |
| Frontier | X | - | X | - | No Comments |
| Spectrum | X | - | - | X | No Comments |
| FDOT | - | - | - | - | No Comments |
| CXS Transportation | N/A | N/A | N/A | N/A | No Comments |
| Hillsborough County Expressway Auth. | N/A | N/A | N/A | N/A | N/A |

D&GM Zoning:
NONE

Mobility Department (Transportation & Stormwater Svc.):
Transportation Planning raises no objection to the proposal for vacating, contingent upon its thorough processing through the public hearing process via City Council, in conjunction with the rezoning application REZ-25-48. There needs to be a 5 year reverter clause for this vacating.

Tampa Fire Rescue:
Must meet all NFPA codes during permitting.

D&GM Transportation Planning:
NONE

D&GM Urban Design:
NONE

Wastewater Department:
NONE

Water Department:
NONE

Solid Waste Department
NONE

Natural Resources:
The Natural Resources Section has reviewed the above referenced vacating request with respect to Landscaping, Tree Removal and Site Clearing Regulations, of Chapter 27. The Natural Resources Section finds the proposed request consistent. The site, however, is subject to compliance with Chapter 27 with regards to tree preservation and site design for any improvements placed adjacent to trees in any vacated area.

Historic Preservation:
NONE

Real Estate:
NONE

Tampa Electric Co.
NONE

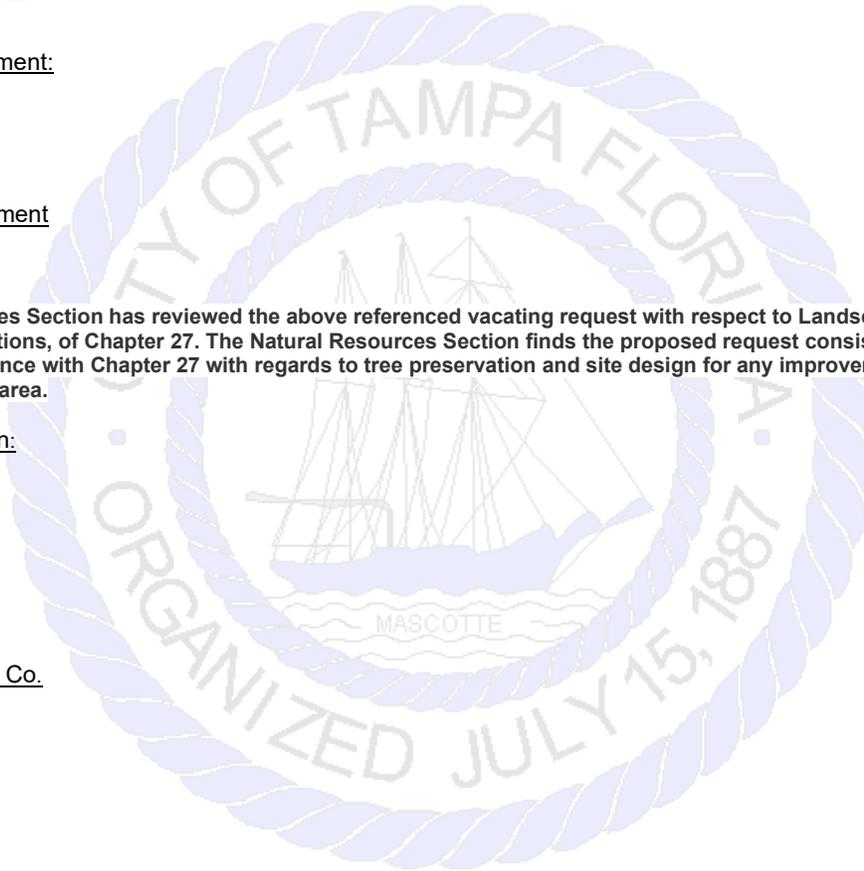
TECO Peoples Gas Co.
NONE

Frontier
NONE

Spectrum:
NONE

CRA:
NONE

FDOT/Hillsborough County Expressway Authority/CSX
NONE





Request to Vacate Right of Way

VAC-25-000008
613 S Magnolia Ave

-  RW Requested
-  Petitioners Property

Area of Interest



DISCLAIMER: information represented on this map is for reference only. Every effort has been made to verify the information. However, the data is dynamic and accuracy is not guaranteed. Users are urged to report inconsistencies so updates can be made accordingly.



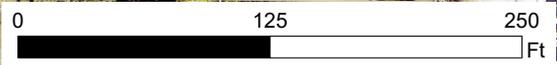
Prepared by Development & Growth Management
Right of Way & Mapping Section

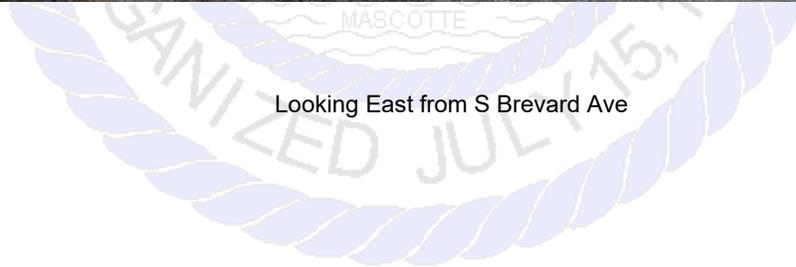
2025



Jane Castor, Mayor

1 in = 95 ft





Looking East from S Brevard Ave

| | | | |
|---------------------|--------------------|-----------------------|------------------|
| Record#: | VAC-25-0000008 | Contact Person | Hp Puffy Llc |
| Job Address: | 613 S Magnolia Ave | Date | October 20, 2025 |

Review Summary Report

CRA Review

Reviewer: Patrick Canavan

Fire Review

Reviewer: David Cogan

March 13, 2025 No Objections with Conditions Must meet all NFPA codes during permitting.

Frontier Review

Reviewer: Patrick Canavan

March 21, 2025 No Objections Aerial copper cable will be removed

Historic Preservation Review

Reviewer: Elaine Lund

March 12, 2025 No Comment

LDC Review

Reviewer: Laura Marley

March 21, 2025 No Objections

LDC Solid Waste Review

Reviewer: Bruce Allen

March 18, 2025 No Comment

Natural Resources Review

Reviewer: Erin Maehr

March 07, 2025 No Objections with Conditions The Natural Resources Section has reviewed the above-referenced vacating request concerning Landscaping, Tree Removal, and Site Clearing Regulations of Chapter 27. The Natural Resources Section finds the proposed request consistent. The site, however, is subject to compliance with Chapter 27 with regards to tree preservation and site design for any improvements placed adjacent to trees in any vacated area.

Peoples Gas Review

Reviewer: Patrick Canavan

March 21, 2025 No Objections

Real Estate Division Review

Reviewer:

Sidewalk Review

Reviewer: Bryan Rodger

March 10, 2025 No Objections

Spectrum Review

Reviewer: Patrick Canavan

March 24, 2025 No Objection with Easements RequTECO has facilities in the ROW. We only agree to vacating with an easement for facilities.

Stormwater Review **Reviewer: Janis Moe**

March 10, 2025 No Objections No Objections

Street Light Review **Reviewer:**

March 07, 2025 No Objections

Street Maintenance Review **Reviewer:**

March 10, 2025 No Objections

TECO Review **Reviewer: Patrick Canavan**

March 21, 2025 No Objection with Easements Requ

Traffic Signalization Review **Reviewer:**

March 10, 2025 No Comment

Transportation Review **Reviewer: Jonathan Scott**

March 13, 2025 No Objections with Conditions Transportation Planning raises no objection to the proposal for vacating, contingent upon its thorough processing through the public hearing process via City Council, in conjunction with the rezoning application REZ-25-48. There needs to be a 5 year reverter clause for this vacating.

Jonathan Scott, PE, PSM, 813-274-8361, jonathan.scott@tampagov.net

Urban Design Review **Reviewer: David Hunter**

March 07, 2025 No Comment Project is not within an Overlay nor Special District

Wastewater Review **Reviewer: Jeff Hilton**

March 20, 2025 No Objections

Water Review **Reviewer: Sam Shiver**

March 27, 2025 No Objections