



City of Tampa

Jane Castor, Mayor

Development and Growth Management Development Coordination

2555 E Hanna Ave
Tampa, Florida 33610
Office (813) 274-3100

October 28, 2025

JVB Architect, LLC
Attention: Joseph V Belluccia
2401 North Howard Avenue
Tampa, Florida 33607

Subject: SU1-25-0000059
Address: 2312 West Grace Street
Folio: 178058.0000

Dear Mr. Belluccia:

The above referenced property, generally located at 2312 West Grace Street, is currently zoned Commercial Intensive (CI) and is located in the West Tampa Overlay District. The property is subject to Section 27-156, as well as the requirements of the West Tampa Overlay District Development Design Standards district as outlined in Section 27-241, City of Tampa Land Development Code.

Per the subject application and site plan (uploaded September 4, 2025), a special use 1 (SU1) was submitted for the establishment of single-family detached dwelling on the subject property. The administrative determination of City staff is as follows:

The special use request for "Dwelling, single family detached" is found to be **INCONSISTENT** with Sec. 27-132. Regulations governing individual special uses, as noted below:

Dwelling, single family detached: The following specific standards shall be used in deciding an application for approval of this use:

- a. The proposed use must be located adjacent to residential uses on at least two (2) boundaries of the zoning lot. **Staff Response:** *Per the site plan, the subject parcel has residential single-family use only to one side of the lot, on the west. All other adjacent uses to the lot are commercial. (Exhibit A)*
- b. A single-family detached dwelling that is an existing dwelling may be expanded provided the proposed addition meets the required setbacks of the underlying zoning district. **Staff Response:** *Not applicable.*

Please review the comments generated by other City Departments and outside agencies through the review process.

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<u>DEVELOPMENT REVIEW COMMENTS:</u>	
Right-of-way	Consistent
Natural Resources	Consistent with conditions: Per Sec. 27-284.3.3: Single Family Landscape Requirements: 1. 25 percent of the parcel shall be maintained as greenspace 2. One tree is required per 2,000 square feet of parcel (excluding area of building footprint(s), publicly contributed/platted wetlands)
Transportation	Consistent with Conditions: Please see the Transportation memo, attached
Wastewater	Consistent with conditions: Please see Wastewater memo, attached
Water	Consistent with conditions: a) A Utility Service Application is required and a conditional commitment for water service will need to be issued prior to building permit issuance for each proposed utility service account. This commitment will outline any conditions and/or fees associated with obtaining water service for the proposed project. Water Capacity fees and/or Water CIAC fees may be due prior to building permit issuance. Each individual water meter must have its own utility account and assigned address. Prior to the submittal of the Utility Service Application, please obtain the address points from the City of Tampa Right-of-Way and Mapping Section. If an HOA will maintain a water meter for irrigation, an individual address, account, and application will be needed as well.
Zoning	Inconsistent with Code: Per Sec 27-132, the parcel does not have residential uses on at least two (2) boundaries of the lot.
Urban Design	Consistent

Please check the Plat, Survey, Title Policy and all other documentation relating to your property prior to design and construction. The City of Tampa and its staff do NOT review for compliance with individual private deed restrictions and covenants during permit review. The issuance of a building permit DOES NOT ensure compliance with private deed restrictions or covenants.

If you disagree with any findings stated in this determination letter, you may file a petition for review, pursuant to Code Section 27-61.

Please do not hesitate to call if you should need any additional information at (813) 274-3100 x 2.

Note that the City of Tampa Code may be reviewed at www.municode.com.

Visit us on the web at www.tampagov.net/development-coordination.

Sincerely,

Eric Cotton

Digitally signed by Eric Cotton
Date: 2025.10.28 13:21:45 -04'00'

Eric Cotton, Manager & Zoning Administrator
Development Coordination