



CITY OF TAMPA

Pam Iorio, Mayor

Growth Management & Development Services

Land Development Coordination

June 9, 2009

Marcie Stenmark, AICP
Wilson Miller
2205 North 20th Street
Tampa, Florida 33605

Re: Special Use Petition # V09-314 for an Interim Parking Lot

Ms. Stenmark:

I completed a review of your Special Use 1 (S1) request with Catherine Coyle, the City's Zoning Administrator. We are approving the S1 Petition V09-314 as the request complies with Section 27-272, Regulations governing individual special uses.

The approval is subject to the site plan dated June 8, 2009 and the interim parking lot shall be developed in accordance with that site plan.

Section 27-269, General Standards, reads as follows:

Sec. 27-269. General standards.

- (a) Except as otherwise provided herein the following general standards shall be met by all applicants for special use permits:
- (1) The use will ensure the public health, safety and general welfare, if located where proposed and developed and operated according to the plan as submitted.
 - (2) The use, which is listed as a special use in the district in which it is proposed to be located, complies with all required regulations and standards, including the provisions of Articles VI, VII, and XXII of this chapter, unless greater or different regulations are contained in the individual standards for that special use.
 - (3) The use is compatible with contiguous and surrounding property or the use is a public necessity.
 - (4) The use is in conformity with the Tampa Comprehensive Plan.
 - (5) The use will not establish a precedent of or encourage more intensive or incompatible uses in the surrounding area.

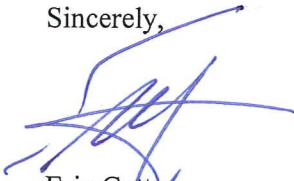
It shall be the responsibility of the applicant to present evidence in the form of testimony, exhibits, documents, models, plans and the like to support the application for approval of a special use permit.

- (b) As appropriate to the nature of the special use permit involved and the particular circumstances of the case, the following considerations and standards shall apply generally, in addition to any other standards and requirements set forth concerning the class or kind of permit being considered.
- (1) Ingress and egress. Due consideration shall be given to adequacy of ingress and egress to the property and structure and uses thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

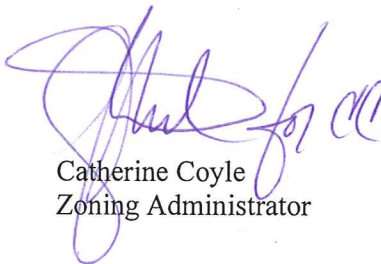
- (2) Off-street parking and loading. Due consideration shall be given to off-street parking and loading facilities as related to adjacent streets, with particular reference to automotive and pedestrian safety and convenience, internal traffic flow and control, arrangement in relation to access in case of fire or other emergency, and screening and landscaping.
- (3) Refuse and service areas. Due consideration shall be given to the location, scale, design and screening of refuse and service areas; to the manner in which refuse is to be stored; to the manner of refuse collection, deliveries, shipments or other service activities, in relation to the location and nature of uses on adjoining properties; and the location and character of adjoining public ways.
- (4) Lighting. Due consideration shall be given to the number, size, character, location and orientation of proposed lighting for premises, with particular reference to traffic safety, glare, and compatibility and harmony with adjoining and nearby property and the character of the area.
- (5) Utilities. Due consideration shall be given to utilities required, with particular reference to availability and capacity of systems, location of connections, and potentially adverse appearance on other adjoining and nearby property and the character of the area.
- (6) Drainage. Due consideration shall be given to provision for drainage, with particular reference to effect on adjoining and nearby properties and on general drainage systems in the area.
- (7) Control of potentially adverse effects generally. In addition to consideration of detailed elements indicated above, as appropriate to the particular class or kind of special use permit and the circumstances of the particular case, due consideration shall be given to potentially adverse effects generally on adjoining and nearby properties, the area, the neighborhood or the city, of the use or occupancy as proposed, or its location, construction, design, character, scale or manner of operation. Where such potentially adverse effects are found, consideration shall be given to special remedial measures appropriate in the particular circumstances of the case, including screening or buffering, landscaping, control of manner or hours of operation, alteration of proposed design or construction of buildings, relocation of proposed open space or alteration of use of such space, or such other measures as are required to assure that such potential adverse effects will be compatible and harmonious with other development in the area.

Please do not hesitate to call us if you should need any additional information at (813) 274-8405. Note that the City of Tampa Code may be reviewed at www.municode.com.

Sincerely,



Eric Cotton
Development Services Coordinator



Catherine Coyle
Zoning Administrator