



City of Tampa

Jane Castor, Mayor

Development and Growth Management Development Coordination

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

July 28, 2026

Small Assisted Living Coalition, Inc.
Attn: Angelett Johnson
10101 Sea Spray Place
Tampa, FL 33624

Subject: ADO-26-0000170
Address: 3901 W Platt St
Folio #: 115992.0000

Dear Angelett Johnson:

This is to confirm the above referenced property, generally located at **3901 W Platt St**, is currently zoned RS-60 – Residential Single-Family. The property may be developed according to the regulations as stated in Chapter 27 of the City of Tampa Code of Ordinances.

Single-family districts provide for detached residential housing development on a variety of lot sizes in accordance with the Tampa Comprehensive Plan. Accessory uses, compatible related support uses for residential development and special uses are also permitted. RS-60 residential single-family. This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150, RS-100 and RS-75 single-family districts, but with smaller minimum lot size requirements.

- ***In 1996, Special Use Record V96-26 approved the operation of a 12-bed assisted living facility/congregate living facility. This Special Use Permit does not appear to have been revoked and therefore remains in effect.***

For your reference, the following information/documents have been reviewed in writing this opinion, the City's ArcMaps and Accela system and Chapter 27 of the City's Code of Ordinances.

This advisory opinion is subject to Section 27-56 of the City Code of Ordinances and is based strictly on the evidence submitted and listed above. Additionally, an advisory opinion does not guarantee that the property can be used as proposed unless other factors such as change of use, installation of utility systems, drainage facilities, parking, landscaping, and environmental protection concerns are considered.

Pursuant to Florida Statutes Section 166.033, the issuance of this letter does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Florida Statutes Section 166.033, all other applicable state or federal permits must be obtained before commencement of the development.

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 by the City of Tampa signifies that the project complies with the zoning codes of the City of Tampa and City of Tampa and Florida building code. 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 advisory opinion, you may seek review, pursuant to Section 27-56.

If you should need any additional information, you may call us at (813) 274-3100. Note that the City of Tampa Code may be reviewed at www.municode.com.

Sincerely,

A handwritten signature in cursive script that reads "Elijah Green".

Elijah Green, Urban Planner I
Development Coordination