

**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**

STEPHEN MICHELINI,
a natural person,

Plaintiff,

vs.

Case No.:
Division:

JOHN DINGFELDER,
a natural person,

Defendant.

_____ /

COMPLAINT

Plaintiff, Stephen Michelini (“**Plaintiff**” or “**Mr. Michelini**”) hereby sues City of Tampa Councilman, John Dingfelder (“**Councilman Dingfelder**”), and alleges:

ALLEGATIONS COMMON TO ALL COUNTS

Parties, Jurisdiction, and Venue

1. Mr. Michelini is an individual and resident of the City of Tampa (the “**City**”). He is a professional consultant involved in efforts to obtain development approvals for various projects within the City’s jurisdictional limits, including, among other projects, a proposed multi-family housing development located at 4465 and 4467 West Gandy Boulevard, Tampa, Florida and related rezoning identified by the City as REZ-21-04 (the “**Project**”).

2. Councilman Dingfelder is a resident of the City of Tampa, a licensed Florida attorney, and a City Council Member for District Three.

3. This Court has jurisdiction under section 26.012, Florida Statutes (2021).

4. Venue is appropriate in this Court because the violations of the Florida Public Records Act asserted herein took place in Hillsborough County, Florida.

5. All conditions precedent to bringing this action have occurred or have been waived.

The Public Records Request and the Illegal Act of Intimidation

6. On August 19, 2021, a public records request (the “**Public Records Request**”) was presented to Councilman Dingfelder seeking, in relevant part, communications regarding the Project between: (i) employees, agents, or Council Members, of the City of Tampa and (ii) Councilman Dingfelder’s spouse, Mrs. Lynn Marvin Dingfelder (“**Mrs. Dingfelder**”). A copy of the Public Records Request is attached as **Exhibit A**. The identity of the requestor was not disclosed in the Public Records Request.

7. Mrs. Dingfelder’s email account was included in the scope of potential sources where Public Records Request may reside after an anonymous tip indicated that Councilman Dingfelder was utilizing his wife’s email account to communicate about public business, including the Project.

8. The Public Records Request was made following curious behavior by Councilman Dingfelder in connection with the Project. Among other things, and without limitation, Councilman Dingfelder provided interviews to a local media outlet regarding the Project while it was pending before Tampa’s City Council for approval. In these interviews, Councilman Dingfelder encouraged other City Council members to deny the Project.

9. Following a September 2, 2021, City Council meeting (and while the Public Records Request was pending) Councilman Dingfelder confronted Mr. Micheline just outside the City’s Council chambers regarding the Public Records Request. This confrontation was designed to create in Mr. Micheline substantial fear and concern for making the Public Records Request.

10. During that confrontation, Councilman Dingfelder questioned why Mr. Micheline was making a public records request for any documents contained in Mrs. Dingfelder’s email

account. In connection with this confrontation, Councilman Dingfelder indicated to Mr. Michelini that he knew the Public Records Request was initiated by Mr. Michelini (despite Mr. Michelini not being identified in the Public Records Request) and that he did not appreciate that public records were being sought from Mrs. Dingfelder's email account.

11. Councilman Dingfelder went on to state that Mr. Michelini would suffer consequences if any further public records requests were made seeking information from Mrs. Dingfelder's email account.

12. While Councilman Dingfelder did not expressly identify the full scope of such threatened consequences, Mr. Michelini had the real and substantial concern that he was being professionally threatened and intimidated for making the Public Records Request.

13. To prevent further illegal acts by Councilman Dingfelder, Mr. Michelini, through the undersigned, immediately sent correspondence to Councilman Dingfelder cautioning him about engaging in further acts of intimidation regarding the Public Records Request. (**Exhibit B**).

14. Councilman Dingfelder did not respond to Mr. Michelini's September 2, 2021, letter; however, Councilman Dingfelder would later admit that he, did in fact, confront Mr. Michelini.

The Smiley Face “😊” Emoticon

15. On September 16, 2021, Councilman Dingfelder produced a scant 26 items in response to the Public Records Request.

16. Upon a review of the records, it became apparent Councilman Dingfelder had failed and refused to fully comply with the Public Records Request. Although the Public Records Request specifically requested documents and communications by *and between* any employee, agent, or Council Member of the City and Mrs. Dingfelder relating to the Project, no e-mails were

produced from Mrs. Dingfelder's account.

17. The Public Records Request was in no way limited to e-mails on a publicly held account. Instead, it sought any public records, wherever they may exist—on public or private servers or accounts.

18. The records that were produced (all from the City's public servers) revealed that Councilman Dingfelder had transmitted public records to his wife's e-mail account with the "smiley face" 😊 emoticon. A copy of an illustrative e-mail communication is attached hereto as **Exhibit C**.

19. Accordingly, on October 1, 2021, Mr. Micheline sent a final demand and pre-suit notice under Chapter 119, Florida Statutes that Councilman Dingfelder produce the requested documents, including any e-mails or text messages concerning City business, to or from the e-mail account maintained or possessed by Mrs. Dingfelder no later than October 8, 2021. A copy of the October 1, 2021 demand is attached hereto as **Exhibit D**.

Councilman Dingfelder Admits to the Illegal Confrontation

20. In an article that appeared on October 5, 2021, in the Tampa Bay Business Journal, Councilman Dingfelder confirmed his confrontation with Mr. Micheline regarding the Public Records Request, stating:

I discussed the public records request, and I told Stephen [Micheline] I thought it was extremely rude and intrusive to include my wife or anybody's wife in something like that . . . and I asked him how he would feel if somebody included his wife in his professional business.

A copy of the article is attached hereto as **Exhibit E**.

21. Councilman Dingfelder's comments did not end with the admission about the confrontation with Mr. Micheline. Councilman Dingfelder went on to state in connection with his search for records on his wife's email account:

I went back and looked pursuant to the public records, and there were a couple where people were saying positive things about me, and I was sending those to her just because she likes to see that sort of thing. She hears a lot of negative out there, and sometimes I just like to share the positive stuff with her.

(Exhibit E). Councilman Dingfelder further answered in response to media inquiry about whether he was forwarding public record emails so that he could respond to city business from his wife's account: *"absolutely not."*

22. Rather than comply with the Public Records Request to fulfill his constitutional duties as an elected official, Councilman Dingfelder went on to publicly accuse Mr. Michelini of engaging in a "legal tactic." In the words of Councilman Dingfelder, "This is all about me standing up for the neighborhoods and the development community, including Stephen Michelini, don't like it. They're going to use this to intimidate me, and it won't work."

23. Publicly, Councilman Dingfelder was criticizing Mr. Michelini for making the Public Records Request and contending that no public records existed on his wife's email account other than a few emails where people boosted Councilman Dingfelder's ego.

24. Privately, however, Councilman Dingfelder was seeking from the City of Tampa Attorney's office a free legal defense for his public records violations.

25. After learning that the City of Tampa Attorney's office would not provide him with a free legal defense (i.e., at taxpayer expense) for the activities described herein, Councilman Dingfelder altered his prior story about how there supposedly were no public records residing on his wife's email account.

26. In a radical departure from his prior representations about the Public Records Request being (i) an act of intimidation by the development community; (ii) extremely rude; and (iii) intrusive as to his wife, Councilman Dingfelder ultimately indicated that public records might, in fact, exist on his wife's email account.

27. Mr. Michelini would soon learn that Councilman Dingfelder is using his wife's account for far more than as a repository of "thank you Mr. Dingfelder" emails from local constituents.

**Councilman Dingfelder is Conducting
Public Business on his Wife's Email Account**

28. On October 8, 2021, Councilman Dingfelder delivered a letter purporting to produce additional public records responsive to the Public Records Request. (**Exhibit F**). In the letter, Councilman Dingfelder contended that he had previously struggled to locate public records on his wife's account because his use of certain search terms had failed to yield documents that would be responsive to the Public Records Request.

29. As to the acts of intimidation taken against Mr. Michelini, which are described in more detail above, Councilman Dingfelder contended: "Public life is difficult on a spouse and family and my response was instinctive, but not intellectual. For that, I do apologize."

30. Councilman Dingfelder, upon information and belief, was not obligated to, coerced, or forced to conduct public business on his Mrs. Dingfelder's email account. Rather, he (and his wife) elected to use her email account to conduct public business through their own conscious decision.

31. Thus, any "life difficulty" imposed on Ms. Dingfelder were purely caused and created by Councilman Dingfelder.

32. Upon a cursory review of the additional public records production, it became increasingly apparent that Councilman Dingfelder was not simply forwarding emails to his wife so that she would feel proud of her husband for making a certain group of constituents happy.

33. Councilman Dingfelder was actively using his wife's account to conduct public business! Among other acts, he was:

- a. Receiving public record emails on his wife’s account that were directly addressed to him—and not his wife. (**Exhibit G**: “Hi John, Thank you for listening to us today, we really appreciate it.”).
 - b. Authoring and signing public record emails on his wife’s account (**Exhibit H**: “This had nothing to do with real growth management! Trust Me! John”).
34. Other public records exist on Mrs. Dingfelder’s email account that have not been produced.

A Third Party has the Ability to Alter, Manipulate, or Destroy Public Records

35. Mrs. Dingfelder—as the owner of an email account on which public records reside—has the ability to control and access that account, and to modify and delete public records on the account.

36. Councilman Dingfelder likewise has the ability to access, modify, and delete public records that reside on Mrs. Dingfelder’s email account.

37. It is difficult if not impossible to adequately protect public records on private email accounts, and to make sure that any such records are properly preserved and produced in response to public records requests. Councilman Dingfelder’s prior statements about the lack of public records residing on his wife’s account when such records do, in fact, exist, causes Mr. Micheleni the real and substantial concern that public records may be lost or deleted.

38. Given Councilman Dingfelder’s admitted altercation with Mr. Micheleni—which clearly infringed on Mr. Micheleni’s constitutional and statutory rights to access government records without being questioned or criticized—coupled with Councilman Dingfelder’s continued refusal to comply with the Florida Constitution and Statutes and produce public records residing on his wife’s email account, there is a real and immediate need for relief from this Court.

39. Councilman Dingfelder’s shifting story regarding the presence of public records on Mrs. Dingfelder’s email account (first, no public records exist on said account and now they do),

is highly disturbing, and mandates that this Court direct Councilman Dingfelder to produce any hard drives or other electronic devices or storage media for immediate inspection by a qualified forensic expert to determine the full scope of public records that exist on Mrs. Dingfelder's email accounts, and to retrieve such public records.

40. Relief is appropriate not only to compel production of the public records requested more than one month ago and wrongfully withheld by Councilman Dingfelder, but also to prevent further actions by Councilman Dingfelder that violate the constitutional right of access to public records.

COUNT I
PUBLIC RECORDS ACT VIOLATION
(Mandamus and Injunction)

41. Plaintiff incorporates the allegations of paragraphs 1 to 40 as if fully set forth herein.

42. This is an action for relief under the Florida Public Records Act, Chapter 119, Florida Statutes.

43. Plaintiff has made a public records request to the City, and in particular to Mr. Dingfelder, seeking public records within Mrs. Dingfelder's possession as a result of his, or his staff's forwarding of such records.

44. Councilman Dingfelder has refused to comply with Plaintiff's Public Records Request.

45. Instead, Councilman Dingfelder sought to intimidate and threaten Plaintiff into relinquishing his rights to obtain public records.

46. Given Councilman Dingfelder's lack of compliance with and intimidation regarding the Public Records Request, it is reasonable to conclude that Councilman Dingfelder

will continue to make efforts to hide his communications regarding public business, including those communications related to public business exchanged with his wife.

47. It is in the public interest that this Court enter an injunction requiring Councilman Dingfelder to produce all public records in his possession, including those disseminated to his wife, Mrs. Dingfelder, to promote the proper preservation of public records and to protect the taxpayers of the City from improper management of public documents and improper communications by City Council Members.

48. Councilman Dingfelder has no discretion to refuse the production of public records, and should be ordered to immediately produce such records (along with a forensic examination of such accounts and devices that are owned by his wife, Mrs. Dingfelder).

49. Councilman Dingfelder should also be enjoined from further utilizing his wife's email account for public business. Indeed, there is a substantial likelihood that Councilman Dingfelder will continue with his practice of using his wife's email account to conduct public business (and, thereby, jeopardize the preservation of public records).

50. Mr. Micheline has no adequate remedy at law because, among other reasons, the Public Records Act does not allow for claims for money damages to be brought by litigants like Mr. Micheline. For the same reason, money damages are not sufficient to compensate Plaintiffs for the improper conduct of Councilman Dingfelder.

WHEREFORE, Mr. Micheline demands entry of a judgment: (a) requiring that Councilman Dingfelder produce all documents responsive to the Public Records Request, including those documents disseminated to and in the possession of his wife, Mrs. Dingfelder; (b) prohibiting Councilman Dingfelder from confronting, questioning, or intimidating private citizens from making public records requests; (c) requiring the forensic inspection of any and all hard drives,

storage media, or electronic devices in which Mrs. Dingfelder's email account is accessed or utilized; (d) requiring Mrs. Dingfelder to provide access to her email account for a forensic examination; (e) enjoining Councilman Dingfelder from utilizing any third party's email account, including his wife's, to conduct public business; (f) awarding attorney's fees and taxable costs, and (g) granting any other relief appropriate under the circumstances.

Dated this 11th day of October, 2021.

/s/ **Ethan J. Loeb**

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Florida Bar Number 0668338

EthanL@BLHTlaw.com | LoisF@BLHTlaw.com

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August 19, 2021

VIA E-MAIL

Martin Shelby - Martin.Shelby@tampagov.net
City Council Public Records Liaison
City of Tampa
315 East Kennedy Boulevard
Tampa, Florida 33602

Re: Public Records Request

Dear Mr. Shelby:

In accordance with Chapter 119, Florida Statutes, I hereby request that you produce the below identified public records of any kind¹, in their native format, including all meta-data, related to:²

1. All documents and communications by and between any employee, agent, or Council Member of the City of Tampa and Lynn Marvin Dingfelder related to or regarding 4465 and 4467 West Gandy Boulevard, Tampa, Florida, including any application to rezone the property, from January 1, 2019 to present.
2. All documents and communications by and between any employee, agent, or Council Member of the City of Tampa and Jean Strohmeyer related to or regarding 4465 and 4467 West Gandy Boulevard, Tampa, Florida,

1 Pursuant to Section 119.011(1), Florida Statutes, public records means all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings or other material, regardless of physical form or characteristics, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency.

2 This request seeks all "public records," including "documents" and "communications" which as used herein shall mean and include any statement or utterance, whether written or oral, made by one person to another or in the presence of another, or any document delivered or sent from one person to another, including, but not limited to, notes, electronic messages, e-mails including attachments, voice mail messages, text messages, instant/direct messaging or IM, (e.g., iMessages, Slack messages, Skype Messenger, FaceBook Messenger, etc.), tweets, social media posts, information stored on web pages or web servers, and database records.

Exhibit A

including any application to rezone the property, from January 1, 2019 to present.

3. All documents and communications by and between any employee, agent, or Council Member of the City of Tampa and Stephanie Poyner related to or regarding 4465 and 4467 West Gandy Boulevard, Tampa, Florida, including any application to rezone the property, from January 1, 2019 to present.
4. All documents and communications by and between any City of Tampa City Council Members, or any of their staff or agents, related to or regarding 4465 and 4467 West Gandy Boulevard, Tampa, Florida, including any application to rezone the property, from January 1, 2019 to present.
5. All documents and communications between John Dingfelder, or any of his staff (including Cindy Sarff), and any person related to or regarding 4465 and 4467 West Gandy Boulevard, Tampa, Florida, including any application to rezone the property, from January 1, 2019 to present.
6. All documents and communications between John Dingfelder, or any of his staff (including Cindy Sarff), and any member of the news media related to or regarding 4465 and 4467 West Gandy Boulevard, Tampa, Florida, including any application to rezone the property, from January 1, 2019 to present.

Please provide the requested documents to my office as soon as possible. When replying, please also include my partner, Allison Doucette, at allisond@blhtlaw.com, and paralegal, Heather Wilfong at heatherw@blhtlaw.com. If you need to charge for copying, please feel free to do so and forward the invoice along with the documents.

Thank you.

For the Firm,

BARTLETT LOEB
HINDS & THOMPSON, P.A.

By: /s/ Ethan J. Loeb
Ethan J. Loeb

EJL/pjm

September 2, 2021

VIA EMAIL

City Council Member John Dingfelder
315 East Kennedy Boulevard
City Hall, Third Floor
Tampa, Florida 33602
John.Dingfelder@tampagov.net

Re: **Public Records Request No 2021-170**

Dear Mr. Dingfelder:

As it appears you are aware, we have made a public records request (the “Public Records Request”) directed to your attention. We understand that you have approached Mr. Stephen Micheleni regarding the Public Records Request, asking why it is that he made certain records requests through our office. We are writing to remind you that such acts can, and will, be construed as acts of intimidation for Mr. Micheleni’s (and this office’s) exercise of the rights that exist under the Florida Constitution, Article I, section 24, and Chapter 119 of the Florida Statutes. Under the law, the purpose, intent, design, or motive of a requestor is irrelevant, and it is not for the government, including you, as an elected official, to approach someone to ask about the basis for inquiry. Under Florida law, we are placing you on notice (and copying City attorneys) that such communications are inappropriate and contrary to the constitutional rights to open government. Should you make any further comments like the ones you made to Mr. Micheleni, we have been authorized to take appropriate action to obtain your compliance with the Public Records Act. We would respectfully suggest that more appropriate use of your time is to gather the requested documents (in whatever form or source that they exist) and produce them immediately.

To that end, we remind you about the scope of the Public Records Request. It seeks public records, including documents and communications, exchanged between you and others at the City of Tampa and members of the public regarding 4465 and 4467 West Gandy Boulevard. As you are aware, documents and communications by City employees, Council Members, and other public servants are subject to production as public records with very limited exceptions, regardless of whether they are with your family members, a community association, or the City’s zoning department. Your confrontation of Mr. Micheleni for requesting communications between City employees, agents, or Council Members and your wife is inappropriate and reflects a misunderstanding of Florida’s public records laws.

We expect your and the City’s full and complete compliance with Article I, section 24 of the Florida Constitution and Chapter 119 of the Florida Statutes in responding to the

Exhibit B

John Dingfelder

September 2, 2021

Page 2

Public Records Request, and demand that you cease any future efforts to dissuade Mr. Michelini or any other member of the public from exercising their fundamental rights as protected under Florida Law. Tactics such as the ones that Mr. Michelini describes is antithetical to Florida's liberal policies regarding transparency in government operations. Please refrain from any further such conduct and govern yourself accordingly.

For the Firm,

BARTLETT LOEB

HINDS & THOMPSON, P.A.

By: /s/ **Ethan J. Loeb**

Ethan J. Loeb

cc: Martin Shelby, Esquire (Martin.Shelby@tampagov.net)
Karencia L. Ciagala (Karen.Ciagala@tampagov.net)

From: Cynthia Sarff <Cynthia.Sarff@tampagov.net>
Sent time: 04/26/2021 10:26:57 AM
To: lynntmd@mac.com
Subject: FW: [EXTERNAL] Rezoning of 4465 W Gandy



From: Raubi Perilli <raubi@simplystatedmedia.com>
Sent: Monday, April 26, 2021 9:18 AM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: Re: [EXTERNAL] Rezoning of 4465 W Gandy

Thanks for the response John. Happy to hear that you see and understand what's going on in South Tampa and are open to preventing overcrowding.

Thanks!
Raubi

Raubi Marie Perilli
Founder & Content Strategist, [Simply Stated Media](#)
Managing Editor, [Dive In Tampa Bay](#)

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On Sun, Apr 18, 2021 at 11:44 AM John Dingfelder <John.Dingfelder@tampagov.net> wrote:

Dear Raubi,

Thanks for your comments. While I cannot address any particular pending rezoning request, I can tell you that I agree with you and am quite concerned about the hurricane evacuation risks and daily traffic jams exacerbated by the over-building going on in the south Tampa peninsula.

Best regards,
John

Councilman John J. Dingfelder
Tampa City Council, District 3 At Large
Historic Old City Hall
315 E. Kennedy Boulevard, 3rd Floor
Tampa, FL 33602
813.274.8133
john.dingfelder@tampagov.net

Exhibit C

From: Raubi Perilli <raubi@simplystatedmedia.com>

Sent: Wednesday, April 14, 2021 9:03 PM

To: TampaCityCouncil <TampaCityCouncil@tampagov.net>; Jane Castor <Jane.Castor@tampagov.net>

Subject: [EXTERNAL] Rezoning of 4465 W Gandy

Hi there,

I'm very disappointed to learn that there is a hearing scheduled for the potential rezoning of 4465 W Gandy.

I live at 4602 West Oakellar Ave, just a block west of the property.

I'm extremely worried about this property being turned into a multi-family building.

The roads in this area already cannot handle the traffic. I live on the corner of Trask and Oakellar which people use to avoid the light at Gandy and Manhattan. Cars fly down this street. I have seen at least one car going well over 90 MPH.

I work from home and sit at the end of the house near the intersection. At least once a day, I hear horns when there is almost an accident, and just a few weeks ago while I was in my yard, I witnessed an accident right in front of me.

This neighborhood has a lot of kids and families that try to walk the neighborhood. The school bus drops kids off at this intersection. There are barely any sidewalks -- which is fine when it is a quiet neighborhood street -- but not when you add 300 more cars a day driving through it.

Many people in the neighborhood feel the same about this issue, but it seems that this rezoning is continuing to be pursued. This rezoning will not help people that ALREADY live in this community. It will serve only a few and make things much more difficult for the many.

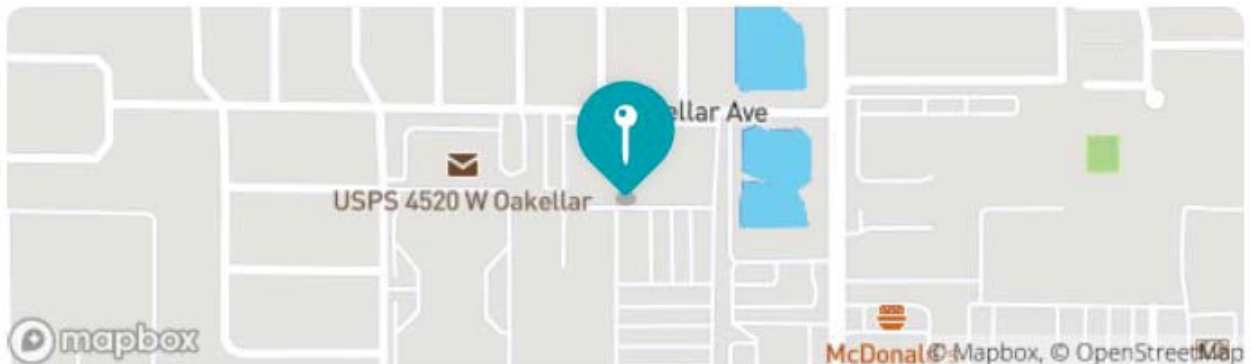
Please let me know what else I can do to help prevent this rezoning and awful change to the neighborhood.

Please listen to the people who live in the area.



4465 W Gandy Property Update. Hi Everyone,

I own 81Bay Brewing Co. We have received numerous inquiries about our location and our plans. We are in a legal fight to stay here. A developer is attempting to acquire the property and build multifamily housing, ~300 units from what I understand. They are attempting to rezone the land to achieve that end. Please see the attached picture for information on how you can make comments on that change.



4465 Gandy Boulevard • Bayside West, Tampa, FL

Posted in **General** to **Anyone**

👍❤️👤 15 Neighbors

20 Comments

👍 Like

💬 Comment

➦ Share



kevin meleedy • Sun Bay South

...

O jeez. what the heck.

4 hr ago

Like

Reply

Share



Michael Mulbarger • Bayside West

...

Have already sent emails to Tampa City Council members. This sh!t has got to stop.

3 hr ago

Like

Reply

Share

❤️ 7



Daniel Hammerberg • Bayside West

...

Thanks for the update. I hope we can keep the brewery local!

3 hr ago

Like

Reply

Share

❤️ 2



Evonne Lano • Virginia Park

...

Please post this on FB. There is a Stop overbuilding SOG group to get the message out!!!!

3 hr ago

Like

Reply

Share

❤️ 5



Ryan Adam • Gandy

...

Way too many apartment homes popping up. This is crazy

3 hr ago

Like

Reply

Share

❤️ 4



Theresa Anders • Bayside West

...

The last thing this area needs is more apartment homes!!!

3 hr ago

[Like](#)

[Reply](#)

[Share](#)

♥ 7



John Allegretti • Fair Oaks/Manhattan Manor

...

save the brew!!!

3 hr ago

[Like](#)

[Reply](#)

[Share](#)

♥ 4



Ray Zacek • Belmar Gardens

...

I stand with 81Bay. All this building is making the density of south Tampa unmanageable.

3 hr ago

[Like](#)

[Reply](#)

[Share](#)

♥ 4



Nadeen Wincapaw • Schooner Cove

...

This is getting ridiculous! Between this; the planned 2 new apartments on Interbay; another at Rattlesnake Point; the new building at Interbay & Westshore it's making it impossible for regular people to buy and traffic is already impossible! Call the city council and the zoning commission today!!! Make your opinions known. #SaveTheBrew (edited)

2h

[Like](#)

[Reply](#)

[Share](#)

♥ 5



Debbie Poplawski • Belmar Gardens

...

I agree!!

3 hr ago

[Like](#)

[Reply](#)

[Share](#)

♥ 1



Kari Kurtz • Sunset Park

...

Who is the developer?

3 hr ago

[Like](#)

[Reply](#)

[Share](#)



Matt Gregory • Belmar Gardens

...

Here's the link referred to by the sign for any interested <https://www.tampa.gov/city-council/quasi>

3 hr ago

[Like](#)

[Reply](#)

[Share](#)

♥ 1



Tatiana Maciel • Sunset Park

...

There are so many new constructions going on. I'm afraid of traffic and crowd. I love Tampa the way it is. When the city grows to much so does the violence, drugs, traffic.

2 hr ago

[Like](#)

[Reply](#)

[Share](#)

♥ 2



Mary Beth Sabo • Bayside West

...

We need to keep you in our neighborhood! We are good with with retailers & restaurants. We do not need multi family housing. Traffic, storm systems, sewers cannot handle 300 + people ...

♥ 4

2 hr ago Like Reply Share



Nadeen Wincapaw • Schooner Cove

My last count is over 1,500 new units being built or planned for South Tampa.

1 hr ago Like Reply Share



Michelle Frisby • Gandy

How can they rezone YOUR land?

1 hr ago Like Reply Share



Yolanda J. Nuzum • Virginia Park

Are you kidding me? We are already cluttered with traffic in that area of Gandy and Manhattan. This housing development in South Tampa has to stop!

1 hr ago Like Reply Share



Raymond Ruiz Jr. • Gandy

Does this mean that the Sally business and the Amscot and the gym and all others would have to go?

1 hr ago Like Reply Share



Wayne Stevens • Sun Bay South

Boy that really reeks I'm with you what I can understand is why I always a little guy has to get to take the front besides that I think we have enough condos in South Tampa we barely have electric now it keeps going off and on from day to day utilities like sewage water how are we going to handle that

1 hr ago Like Reply Share



Sheryl Norton • Sun Bay South

Keep those phone calls and emails going to the City Council and mayor. If you can, participate in the meeting and voice objections to any more multi family developments. We have enough traffic and enough is enough. Big thanks to all who speak up for the safety and future of our peninsula.

23 min ago Like Reply Share

sewers cannot handle 500+ people ...

2 hr ago Like Reply Share



Nadeen Wincapaw • Schooner Cove

My last count is over 1,500 new units being built or planned for South Tampa.

1 hr ago Like Reply Share



Michelle Frisby • Gandy

How can they rezone YOUR land?

1 hr ago Like Reply Share



Yolanda J. Nuzum • Virginia Park



Raymond Ruiz Jr. • Gandy

Are you kidding me? We are already cluttered with traffic in that area of Gandy and Manhattan. This housing development in South Tampa has to stop!

1 hr ago

[Like](#)

[Reply](#)

[Share](#)

1



Raymond Ruiz Jr. • Gandy

Does this mean that the Sally business and the Amscot and the gym and all others would have to go?

1 hr ago

[Like](#)

[Reply](#)

[Share](#)



Wayne Stevens • Sun Bay South

Boy that really reeks I'm with you what I can understand is why I always a little guy has to get to take the front besides that I think we have enough condos in South Tampa we barely have electric now it keeps going off and on from day to day utilities like sewage water how are we going to handle that

1 hr ago

[Like](#)

[Reply](#)

[Share](#)



Sheryl Norton • Sun Bay South

Keep those phone calls and emails going to the City Council and mayor. If you can, participate in the meeting and voice objections to any more multi family developments. We have enough traffic and enough is enough. Big thanks to all who speak up for the safety and future of our peninsula.

23 min ago

[Like](#)

[Reply](#)

[Share](#)

Thank you,
Raubi Perilli
4602 West Oakellar Ave
724-699-6280

Raubi Marie Perilli
Founder & Content Strategist, [Simply Stated Media](#)
Managing Editor, [Dive In Tampa Bay](#)

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**BARTLETT LOEB
HINDS & THOMPSON**

100 North Tampa Street
Suite 2050
Tampa, FL 33602

P: 813-223-3888
F: 813-228-6422
E: EthanL@BLHTLaw.com

October 1, 2021

VIA E-MAIL

City Council Member John Dingfelder
315 East Kennedy Boulevard
City Hall, Third Floor
Tampa, Florida 33602
John.Dingfelder@tampagov.net

Re: Public Records Request No. 2021-170

Dear Mr. Dingfelder:

As you are aware, on August 19, 2021, my office submitted a public records request to the City of Tampa (the "City"), attached as **Exhibit A** for reference. As a follow up to that request, we communicated with you about statements you made to Mr. Steve Michelini. We expressed concern that an elected official would confront a member of the public regarding the reasons for making a public records request. We have now, after those encounters, reviewed the records you ultimately produced. Based on an examination of the records, your production appears to be incomplete. Specifically, we have received only a partial response with limited production of e-mails and text messages in response to the detailed Public Records Request.

For example, the Public Records Request specifically requested documents and communications by *and between* any employee, agent, or Council Member of the City and Lynn Marvin Dingfelder relating to 4465 and 4467 West Gandy Boulevard, Tampa, Florida, from January 1, 2019 to present. Although the partial response produced by the City yielded e-mails to lynntmd@mac.com, forwarded with a 😊 emoticon, no e-mails were produced *from* the account of lynntmd@mac.com. The records request did not ask for just public records originating from a publicly held account. It also sought any emails located on a private email account relating to City business.

As we reminded you on September 2, 2021, documents and communications by and between City employees, Council Members, and other public servants are subject to production as public records. This includes e-mail communications and text messages with your family members regarding City business. It appears that my September 2, 2021 warning did not generate complete compliance with Article I, section 24 of the Florida Constitution and Chapter 119 of the Florida Statutes.

Exhibit D

City Council Member John Dingfelder

October 1, 2021

Page 2

Respectfully, we have been given you and your office a reasonable period of time to fully comply with the Public Records Request and Florida law. **Accordingly, please consider this letter as pre-suit notice under Chapter 119 of the Florida Statutes, and a final demand, that you produce the requested records, including any e-mails or text messages concerning City business, to or from the email account maintained or possessed by Lynn Marvin Dingfelder, in their entirety, no later than October 8, 2021.** As a long time elected official, we assume you are aware of the obligations of public officials regarding records relating to public business. The exact location of such records is immaterial. If you or your executive aid sent records to a private email account, we rightfully expect that you will produce those records to us. We are hopeful to avoid filing a suit to obtain your (and the City's) compliance with Florida's stringent public records laws; however, we are prepared to do so in the event that the Public Records Request is not fulfilled in its entirety.

Thank you.

For the Firm,

BARTLETT LOEB
HINDS & THOMPSON, P.A.

By: /s/ Ethan J. Loeb
Ethan J. Loeb

cc: Martin Shelby, Esquire (Martin.Shelby@tampagov.net)
Karencia L. Ciagala (Karencia.Ciagala@tampagov.net)



100 North Tampa Street
Suite 2050
Tampa, FL 33602

P: 813-223-3888
F: 813-228-6422
E: EthanL@BLHTLaw.com

August 19, 2021

VIA E-MAIL

Martin Shelby - Martin.Shelby@tampagov.net
City Council Public Records Liaison
City of Tampa
315 East Kennedy Boulevard
Tampa, Florida 33602

Re: Public Records Request

Dear Mr. Shelby:

In accordance with Chapter 119, Florida Statutes, I hereby request that you produce the below identified public records of any kind¹, in their native format, including all meta-data, related to:²

1. All documents and communications by and between any employee, agent, or Council Member of the City of Tampa and Lynn Marvin Dingfelder related to or regarding 4465 and 4467 West Gandy Boulevard, Tampa, Florida, including any application to rezone the property, from January 1, 2019 to present.
2. All documents and communications by and between any employee, agent, or Council Member of the City of Tampa and Jean Strohmeyer related to or regarding 4465 and 4467 West Gandy Boulevard, Tampa, Florida,

1 Pursuant to Section 119.011(1), Florida Statutes, public records means all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings or other material, regardless of physical form or characteristics, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency.

2 This request seeks all "public records," including "documents" and "communications" which as used herein shall mean and include any statement or utterance, whether written or oral, made by one person to another or in the presence of another, or any document delivered or sent from one person to another, including, but not limited to, notes, electronic messages, e-mails including attachments, voice mail messages, text messages, instant/direct messaging or IM, (e.g., iMessages, Slack messages, Skype Messenger, FaceBook Messenger, etc.), tweets, social media posts, information stored on web pages or web servers, and database records.

EXHIBIT A

including any application to rezone the property, from January 1, 2019 to present.

3. All documents and communications by and between any employee, agent, or Council Member of the City of Tampa and Stephanie Poyner related to or regarding 4465 and 4467 West Gandy Boulevard, Tampa, Florida, including any application to rezone the property, from January 1, 2019 to present.
4. All documents and communications by and between any City of Tampa City Council Members, or any of their staff or agents, related to or regarding 4465 and 4467 West Gandy Boulevard, Tampa, Florida, including any application to rezone the property, from January 1, 2019 to present.
5. All documents and communications between John Dingfelder, or any of his staff (including Cindy Sarff), and any person related to or regarding 4465 and 4467 West Gandy Boulevard, Tampa, Florida, including any application to rezone the property, from January 1, 2019 to present.
6. All documents and communications between John Dingfelder, or any of his staff (including Cindy Sarff), and any member of the news media related to or regarding 4465 and 4467 West Gandy Boulevard, Tampa, Florida, including any application to rezone the property, from January 1, 2019 to present.

Please provide the requested documents to my office as soon as possible. When replying, please also include my partner, Allison Doucette, at allisond@blhtlaw.com, and paralegal, Heather Wilfong at heatherw@blhtlaw.com. If you need to charge for copying, please feel free to do so and forward the invoice along with the documents.

Thank you.

For the Firm,

BARTLETT LOEB
HINDS & THOMPSON, P.A.

By: /s/ Ethan J. Loeb
Ethan J. Loeb

EJL/pjm

From the Tampa Bay Business Journal:

<https://www.bizjournals.com/tampabay/news/2021/10/05/stephen-michelini-john-dingfelder-public-records.html>

Tampa development consultant says city councilman intimidated him over public records request

Oct 5, 2021, 2:50pm EDT

One of Tampa's best-known development consultants alleges a city councilman intimidated him over a public records request related to plans to build apartments on the 81Bay Brewing Co. property on Gandy Boulevard, according to a Sept. 2 letter from the consultant's attorney addressed to the councilman.



CITY OF TAMPA
Tampa City Hall

Stephen Michelini, whose Michelini Consulting advises developers and business owners on city processes from land use and zoning to alcoholic beverage licenses, says that councilman John Dingfelder approached him after an Aug. 19 public records request. The request sought any communications between any city council member or staffer and Dingfelder's wife, Lynn Marvin Dingfelder, regarding the rezoning application for the apartments on the 81Bay site at 4465 and 4467 W. Gandy Blvd.

Exhibit E

Michelini represents Tampa developer John Lum, whose List Developers is pursuing the redevelopment of the 81Bay property.

Dingfelder says he did speak with Michelini about the public records request, but he denies intimidating the consultant.

"I discussed the public records request, and I told Stephen I thought it was extremely rude and intrusive to include my wife or anybody's wife in something like that," Dingfelder said, "and I asked him how he would feel if somebody included his wife in his professional business."

Dingfelder, an at-large councilman whose constituency is comprised of the entire city, has challenged development in the SOG area. Earlier this year, he proposed an apartment moratorium for the SOG area, though the proposal was expanded after the city attorney's office ruled that such policies had to apply citywide.

Plans to redevelop the 81Bay Brewing property — which is also home to Pirates and Pins, a popular bowling alley — have been mired in controversy. In December, the brewery and bowling alley filed a lawsuit that alleged that the way the property changed hands was invalid and that the bowling alley had first right of refusal under its lease with the prior ownership. That court case is still open.

Residents in the area have organized to protest the 81Bay redevelopment and other proposed developments in the South of Gandy area, saying the area is overbuilt and doesn't have the infrastructure or public services to support the growth.

Lynn Dingfelder's communications were requested due to "pure suspicion based on what the client was communicating to us," said Ethan Loeb, an attorney who represents Michelini and Lum.

"He confronted me and said, 'By the way, I don't really appreciate you and John [Lum] filing these requests for public records from my wife. That's personal,'" Michelini said of Dingfelder.

Michelin said Dingfelder continued by saying, "and, you know, if it happens again, I'm going to be really pissed."

But Dingfelder says the intimidation accusation is inaccurate and a “legal tactic.”

“This is all about me standing up for the neighborhoods,” he said, “and the development community, including Stephen Michelini, don’t like it. They’re going to use this to intimidate me, and it won’t work.”

A confrontation over a public records request can “have a chilling effect,” said Virginia Hamrick, staff attorney at the Florida First Amendment Foundation. Real estate developers and attorneys frequently make public records requests as they’re navigating the city approval process.

“It violates the spirit of the constitutional right of access,” Hamrick said of a confrontation, “which gives the right to public records to every person.”

Emails obtained by the Tampa Bay Business Journal show both Dingfelder and legislative aide Cynthia Sarff forwarding emails to Lynn Dingfelder’s personal email account. Asked if he is forwarding the emails to respond to city business from his wife’s account, Dingfelder said “absolutely not.”

“I went back and looked pursuant to the public records, and there were a couple where people were saying positive things about me,” Dingfelder said of his emails, “and I was sending those to her just because she likes to see that sort of thing. She hears a lot of negative out there, and sometimes I just like to share the positive stuff with her.”

On Oct. 1, Loeb notified Dingfelder, city council attorney Martin Shelby and public records coordinator Karencia Ciagala that the city’s response to his public records request seeking Lynn Dingfelder’s emails was incomplete.

“The records request did not ask for just public records originating from a publicly held account,” he wrote. “It also sought any emails located on a private email account relating to city business.”

Loeb’s letter says it serves as a pre-suit notice and requests the records by Oct. 8.

"We are hopeful to avoid filing a suit to obtain your (and the city's) compliance with Florida's public records laws; however, we are prepared to do so in the event that the public records request is not fulfilled in its entirety," the letter states.

On Tuesday, Dingfelder reiterated his concerns about the SOG development boom: It's a life safety issue, he says, should a catastrophic hurricane call for the evacuation of the SOG area.

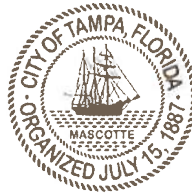
"I felt it was extremely important to hold off and slow down on adding more people," he said.

Ashley Gurbal Kritzer

Real Estate Editor

Tampa Bay Business Journal





CITY OF TAMPA

CITY COUNCIL

JOHN DINGFELDER

District 3 At-Large - Chair Pro-Tem

Ethan Loeb, Esq.
100 N Tampa Street, Suite 2050
Tampa, Florida 33602

October 8, 2021

Dear Mr. Loeb,

I am responding specifically to your letter dated October 1, 2021 where you express concern that the city's response to your Public Records Request dated August 19, 2021 (PRR-1), was incomplete or inadequate.

In response to the important concerns that you raised, I personally spent at least 15 hours over the past week looking through "received" and "sent" emails in my wife's e-mail account (lynntmd@mac.com) from Jan. 1, 2019 to the present. Moreover, I personally conducted several "key word" searches through those same emails consistent with PRR-1.

Repeating what I had previously done a few weeks ago, I used the specific key words that you mentioned in PRR-1, namely "4465 and 4467 W. Gandy Blvd." Again, the only email that came up was the one that was previously provided to you by the city, the email initially from Lenny Gurvich, transmitted to Lynn (lynntmd@mac.com) by me on May 10, 2021 using a smiling emoji 😊. Furthermore, my rigorous search concluded that Mrs. Dingfelder did not respond to any part of the Gurvich email. Accordingly, there are no further documents responsive to your request (PRR-1).

This week, in response to your Oct. 1st letter, I went a step beyond the scope of your initial PRR-1 request and broadened my search of Lynn's emails using the keyword "Gandy". This search resulted in 18 additional emails which are attached. Mrs. Dingfelder responded to only two, on April 22, 2021 and August 13, 2020.

I have known Mr. Michelini for more than 25 years. We raised our kids in the same area, went to the same YMCA and have always been cordial to one another. Please express my apologies to him. Public life is difficult on a spouse and family and my response was instinctive, but not intellectual. For that, I do apologize.

If you have any additional questions regarding this matter, please reach out to our city council attorney, Martin Shelby, Esq., and we will be glad to get back to you as soon as possible.

Sincerely,

John J. Dingfelder

Cc: Gina Grimes, City Attorney

Martin Shelby, Esq., City Council Attorney

Exhibit F

315 East Kennedy Boulevard, 3rd Floor • Tampa, Florida 33602 • (813) 274-8131 • Fax: (813) 274-7076

From: **John Dingfelder** john.dingfelder@tampagov.net
Subject: **FW: Last Call - 6th Annual Brews & Bites Event Tonight!**
Date: **August 13, 2020 at 12:04 PM**
To: **lynntmd@mac.com**

No ref to covid precautions !!!

From: Laura Gross <LauraGross@abcflgulf.org>
Sent: Thursday, August 13, 2020 10:24 AM
To: Laura Gross <LauraGross@abcflgulf.org>
Subject: [EXTERNAL] Last Call - 6th Annual Brews & Bites Event Tonight!

ABC Members,

Tonight is our 6th Annual Brews & Bites event! We are looking forward to a fun night of drinks, food trucks and networking!

Come and enjoy samplings from **Loll's Mexican Tacos, Engine 53 Pizza, and The Bacon Boss**. Event details, and registration link, are below.

Brews & Bites

Thursday, August 13th

5:30pm -7:30pm

81 Bay Brewing: 4465 W Gandy Blvd. #600, Tampa, FL 33611

\$45 for Members – includes drink tickets

[REGISTER HERE](#)

If you have any questions, please let me know.



Laura Gross
Membership Director | NCCER Master Trainer

A 2008 N Himes Ave, Tampa, FL 33607

O (813) 879-8064 **M** (813) 503-8857

E lauragross@abcflgulf.org

W www.abcflgulf.org



2

From: cab1228@aol.com
Subject: Re: Iorio wants moratorium on rezoning near MacDill
Date: October 21, 2020 at 11:04 PM
To: lynntmd@icloud.com, jdavis3360@gmail.com

Okay. I'm sure you would know.

Did you notice that on page 62 of the Staff-prepared powerpoint it says:

Recommendations & Suggestions for Discussion;

• Consider suspending plan amendments and rezonings for multi-family in the coastal high hazard areas; Comprehensive Plan and Land Development Code can be updated accordingly

-----Original Message-----

From: Lynn Marvin Dingfelder <lynntmd@icloud.com>
To: cab1228@aol.com; jdavis3360@gmail.com
Sent: Wed, Oct 21, 2020 10:56 pm
Subject: Iorio wants moratorium on rezoning near MacDill

OK...I RECALL THIS B/C I WAS INVOLVED. THIS WAS DONE JUST IN RESPONSE TO THE JLUS STUDY....AND IT WAS FOR A VERY TINY AREA NEAR THE BASE IN THE RUNWAY PATH..

WE ONLY DID IT TO SHOW THE BASE THAT WE LOVE THEM AND WANT THEM TO STAY! AND IT WAS VERY TEMPORARY!

THIS HAD NOTHING TO DO WITH REAL GROWTH MANAGEMENT! TRUST ME!

JOHN

<https://www.tampabay.com/archive/2005/04/14/iorio-wants-moratorium-on-rezoning-near-macdill/>

Iorio wants moratorium on rezoning near MacDill

Calling the protection of MacDill Air Force Base a top priority, Tampa Mayor Pam Iorio on Wednesday sought a moratorium on higher density rezoning around the military compound.

Iorio sent a letter to City Council members informing them that her staff will ask for approval today to create an ordinance supporting a temporary abatement. If approved, the freeze would mean that property owners, for example, would be turned down if they asked to redevelop single family homes into townhouses. The intent is to avoid a worsening of motor vehicle traffic around the base and to keep high-density housing out of potential accident zones.

Iorio said the city also is in the early stages of a Joint Land Use Study to see if there's anything else it can do to "protect the continued use of MacDill AFB as an

active military facility."

The committee in charge of the study will not have preliminary results until July. However, Iorio said she hopes to send a message that the city is behind the base. "The city is always willing to do anything it can to prevent any negative encroachment to the base," she said. "We want to make sure there is no encroachment of increased density that could in any way be detrimental to the base."

In mid May, the Base Realignment Closure Commission is scheduled to release a list of bases nationwide its recommending for closure. As many as 80 of the nation's 425 military bases may be shut down.

MacDill, targeted for closure in the early 1990s, once again finds itself vulnerable. There are no requests pending for increased density in the areas around the base, city officials said.

The committee studying joint land use expects to research the potential for development in the zones and determine any associated risks.

Iorio envisions the strictest requirements for the property closest to the base.

So far in its infancy, the study has identified three, irregularly shaped areas around MacDill that may need more protection from developers and builders.

They include a "clear zone" immediately north of the base's Dale Mabry Highway entrance and two other zones radiating northeast from there, ending approximately at Gandy and Bayshore boulevards. The "Clear Zone" has the highest safety risk, Iorio wrote.

The three areas encompass nearly all neighborhoods that are both south of Interbay Boulevard and east of Manhattan Avenue, and some neighborhoods north of Interbay.

Iorio pointed out that representatives from MacDill serve on the City's Development Review Committee, and that all rezoning requests not supported by MacDill have continually been denied. "I have been advised that in that role they have been one hundred percent successful," she wrote. "Our record to date with respect to protecting the base has been a strong one."

3

From: cab1228@aol.com
Subject: Evac zones, etc
Date: January 13, 2021 at 4:13 PM
To: lynntmd@icloud.com
Cc: mrsstephaniepoynor@gmail.com, nheidrich33@gmail.com, perrylegal@msn.com, presidentofinterbay-sog@outlook.com, suncoastdsd@verizon.net, swbrown2@mail.usf.edu, vicepresidentofinterbay-sog@outlook.com

Hi John,

Thank you for listening to us today, we really appreciate it!!

These are the four reports I referred to that will give Council information and facts on which Plan Amendments can be based. By temporarily hitting the pause button on multi-family rezonings south of Euclid and/or in the CHHA, and/or in Evacuation Zones A & B, you will give yourselves some breathing room to make sound, data-driven decisions based on hard facts and expert recommendations that will withstand a court challenge.

I have attached a map of Evacuation Zones, plus the map that Randy Goers is using in his study (report #4).

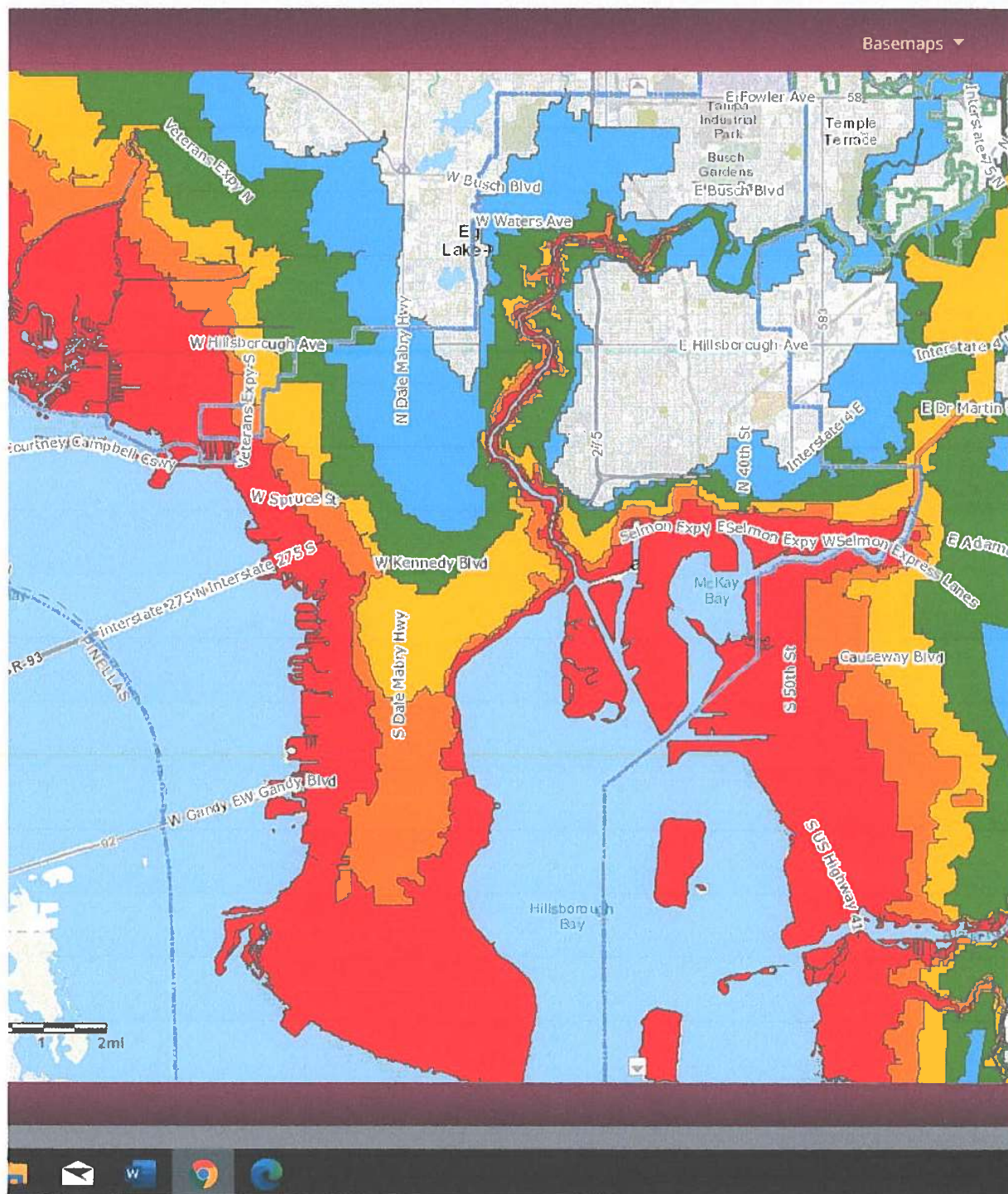
Warmest regards,
Carroll Ann

Report #1: *Sea Level Rise Vulnerability Analysis and Resiliency Strategy Report:* was finalized last summer, but was not presented to City Council.

Report #2: *Development in The CHHA: A Best Practices Policy Analysis:* will be presented to the Planning Commission on February 8th. Once the Planning Commission advises staff to forward the report to the City Council, it will be presented to City Council at their next available meeting.

Report #3: The City received a grant from the Florida Resilient Coastlines Program (FRCP) to study the impacts of sea level rise on our community and to identify key recommendations for resilience planning. The \$75k state-funded grant will provide analysis and recommendations of current land use, zoning, and building regulations to prepare for climate impacts. The City is partnering with USF on this latest study and hopes to present those findings in May 2021.

Report #4: *Study and Analysis of the City of Tampa's Hurricane Evacuation Zones A and B:* New development continues in many parts of the Hurricane A and B Zones. There are concerns regarding the effectiveness of current policies in guiding future development in this area in a manner that protects property, human life, and economic viability. HUD announced funding to support long-term mitigation efforts (following Hurricanes Hermine, Matthew and Irma) to ensure that the state of Florida is more resilient to future natural disasters. This Project will evaluate current state and regional requirements for development, assess the City's current comprehensive planning requirements for development; including hurricane evacuation, shelter requirements, building regulations, rebuilding practices and zoning requirements. The assessment will recommend changes (if needed) to reduce the risk posed by tropical storms and severe weather. It will focus on two areas: One is the South of Gandy. Development activity in this area is robust with several new projects being permitted in recent years. There is a need to create effective policies for guiding redevelopment in the area, taking into consideration potential wind and storm surge risks, evacuation, shelter needs, traffic, and protection and preservation of neighborhood and community character. The Project will evaluate development trends in the neighborhood and recommend projects, programs and policies that will support the economic and social development of each community. The lessons learned from the neighborhood analysis will be integrated into plans for other areas of the city.



**Tampa CDBG-MIT Proposed
Project Target Area**
Hurricane Evacuation Zone

From: **John Dingfelder** <john.dingfelder@tampagov.net>
Subject: FW: Re: [EXTERNAL] City Council Regular Session- February 4, 2021 at 9:00 a.m. - Public Comment Registration
Date: February 4, 2021 at 10:26 PM
To: lynntmd@mac.com

4
CD

From: Shawn Brown <swbrown2@mail.usf.edu>
Sent: Thursday, February 4, 2021 10:25 PM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: Re: [EXTERNAL] Re: City Council Regular Session- February 4, 2021 at 9:00 a.m. - Public Comment Registration

Hehehe interesting question as some are confused as to all that transpired. Stephanie and I talked as I had a work call come in afterwards so I could not address our whole group. Anyway, I cleared up confusion she had about this.

Unfortunately, what stinks and this goes to the argument you were making is that there will be enough time for developers to file their rezoning applications and get things in before an ordinance goes into effect. We heard from enough of the lawyers that they have their clients revved up, so they know something is coming, but to what extent is yet to be seen. Anyway, I suspect filings will be coming in soon.

Along those lines, there is confusion on why the City really cannot focus the ordinance on South of Euclid area given the evidence presented previously. Essentially, while I understand where Cate is coming from in trying to make sure whatever is proposed does not "discriminate" so the whole CHHA needs to be incorporated citywide, it feels there is more legal creativity that could be done to satisfy the concern and center it to South of Euclid.

Nevertheless, there is concern that some on council will not go for this if their constituents are not on board, but we are hopeful that in the end, the new Motion you made, which is stronger, will be passed.

Thank you so much for your fight to help get this issue resolved. I echo for everyone that we love how you fight for what is right and push the City to do their job.

On Thu, Feb 4, 2021 at 10:11 PM John Dingfelder <John.Dingfelder@tampagov.net> wrote:

Is the SOGgy team happy? 😊

From: Shawn Brown <swbrown2@mail.usf.edu>
Sent: Thursday, February 4, 2021 5:29 PM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: Re: [EXTERNAL] Re: City Council Regular Session- February 4, 2021 at 9:00 a.m. - Public Comment Registration

Interbay - 23.2 units per acre
Tyson - 30 units per acre
Trask - 20 units per acre

On Thu, Feb 4, 2021 at 5:11 PM John Dingfelder <John.Dingfelder@tampagov.net> wrote:

At what density?...units per acre?

From: Shawn Brown <swbrown2@mail.usf.edu>
Sent: Thursday, February 4, 2021 5:03 PM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Cc: Carroll Ann Bennett Virginia Park <cab1228@aol.com>; Martin Shelby <Martin.Shelby@tampagov.net>; President Interbay <presidentofinterbay-sog@outlook.com>; Stephanie Poyner <mrsstephaniepoynor@gmail.com>; Suling Lucas <Suling.Lucas@tampagov.net>; TampaCityCouncil <TampaCityCouncil@tampagov.net>; suncoastsd@verizon.net
Subject: [EXTERNAL] Re: City Council Regular Session- February 4, 2021 at 9:00 a.m. - Public Comment Registration

779 approved with the three projects last year if I recall correctly.

On Thu, Feb 4, 2021 at 4:39 PM John Dingfelder <John.Dingfelder@tampagov.net> wrote:

Remind me ...How many apts approved/built recently?

From: President Interbay <presidentofinterbay-sog@outlook.com>
Sent: Thursday, February 4, 2021 9:12 AM
To: Martin Shelby <Martin.Shelby@tampagov.net>
Cc: TampaCityCouncil <TampaCityCouncil@tampagov.net>; Carroll Ann Bennett Virginia Park <cab1228@aol.com>; Stephanie Poyner <mrsstephaniepoynor@gmail.com>; Shawn Brown - Gandy Civic <swbrown2@mail.usf.edu>; suncoastsd@verizon.net; Suling Lucas <Suling.Lucas@tampagov.net>
Subject: [EXTERNAL] Re: City Council Regular Session- February 4, 2021 at 9:00 a.m. - Public Comment Registration

Guess I did not realize that. I apologize for the distraction.

JEAN STROHMEYER. This message was likely converted voice to text. Please excuse any errors.

On Feb 4, 2021, at 9:02 AM, Martin Shelby <Martin.Shelby@tampagov.net> wrote:

Good morning,

General public comment during regular meetings have always been audio only because of technical limitations. To my knowledge, nothing has changed.

Sincerely,

Martin Shelby
City Council Attorney
City of Tampa
Florida Bar Board Certified in City, County & Local Government Law

Please note that all written and electronic communications to and from this office, including e-mails, texts and attachments, are considered public records and subject to disclosure unless expressly exempted by Florida law.

From: President Interbay <presidentofinterbay-sog@outlook.com>
Sent: Thursday, February 4, 2021 12:40 AM
To: Suling Lucas
Cc: Martin Shelby; TampaCityCouncil; Carroll Ann Bennett Virginia Park; Stephanie Poyner; Shawn Brown - Gandy Civic; suncoastsd@verizon.net
Subject: [EXTERNAL] Re: City Council Regular Session- February 4, 2021 at 9:00 a.m. - Public Comment Registration

Hello,

There is no reason that these meetings cannot be done as we've always done with video. I would like this on the record that we feel this is a way to silence people's testimony and not allow for meaningful, open and transparent public input. Why is this happening? All City Council meetings have been on the record recorded. Why the change?

JEAN STROHMEYER. This message was likely converted voice to text. Please excuse any errors.

On Feb 3, 2021, at 10:34 AM, Suling Lucas
<Suling.Lucas@tampagov.net> wrote:

Good Morning,

Please see the below link for public comment registration for the City Council Regular Session being held on **February 4, 2021 at 9:00 a.m.** This session will be "audio only"; and you will be unmuted to speak when your name is called during the public comment portion of the meeting. If you are speaking on any public hearing matter, you will wait until the item is

addressed and your name will be called during the public comment portion of that item. I have also included instructions for assistance.

<https://attendee.gotowebinar.com/register/2100616278097072910>

Please let me know if you have any questions, or need further assistance.

Suling A. Lucas

Deputy City Clerk, City Clerk's Office

City of Tampa / 315 E. Kennedy Blvd., 3rd Floor / Tampa, FL 33602

p: 813-274-7064 / f: 813-274-8306 / e: Suling.Lucas@tampagov.net

Please note: This e-mail is public record.

<Attendee Webinar Instructions.docx>

--

Thanks.

Shawn

Sent from my iPhone.

--

Thanks.

Shawn

Sent from my iPhone.

--

Thanks.

Shawn

Sent from my iPhone.

From: **John Dingfelder** john.dingfelder@tampagov.net
Subject: **FW: [EXTERNAL] Thank You for Your Work SOG**
Date: **April 6, 2021 at 11:36 PM**
To: **lynntmd@mac.com**



From: Cameron Hunt McNabb <cameronhuntmcnabb@gmail.com>
Sent: Tuesday, April 6, 2021 10:45 AM
To: Bill Carlson <Bill.Carlson@tampagov.net>; John Dingfelder <John.Dingfelder@tampagov.net>
Subject: [EXTERNAL] Thank You for Your Work SOG

Hi Bill and John,

Just wanted to say a quick THANK YOU for your work with Stephanie and the south of Gandy community to help curb unsustainable growth and respect the quality of life for residents. You're doing a great job representing us and we really appreciate it.

Cameron McNabb

6

From: Don <dalfo1@aol.com>
Sent: Friday, April 16, 2021 6:55 AM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] NO Zoning for 300 unit Apts, Manhattan at Gandy

City council, you're at it again. NO to a proposed a 300 unit zoning for Manhattan at Gandy.

Just the other week , you Approved zoning for a 500 unit Apt on Trask (next to a Chlorine factory) in South Tampa, after a temporary deferral to let memories fade, incredibly when some of you said you wouldn't approve. Developers are getting a free lunch while traffic in S Tampa is increasingly paralyzing.

Do your job and don't let the developers run your lives or decisions.

Don F Alfonso

4913 W Melrose Ave

Tampa, Fl 33629

813 283 8300

From: **John Dingfelder** <john.dingfelder@tampagov.net>
Subject: **Nice comment below**
Date: **April 22, 2021 at 11:58 AM**
To: lynntmd@mac.com



-----Original Message-----

From: Judi ODell <jmurdockodell@icloud.com>
Sent: Sunday, April 18, 2021 3:56 PM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: Re: [EXTERNAL] REZ-21-0000004

Mr. Dingfelder,

I appreciate your response and attention to this matter. I've never voted for a Democrat in my life, but you will be the first. I'm grateful we have you on the council looking out for the people over profit.

Regards,
Judi

Sent from my iPhone

On Apr 18, 2021, at 12:25 PM, John Dingfelder <John.Dingfelder@tampagov.net> wrote:

Dear Judi,

Thanks for your comments. While I cannot address any particular pending rezoning request, I can tell you that I agree with you and am quite concerned about the hurricane evacuation risks and daily traffic jams exacerbated by the over-building going on in the south Tampa peninsula.

Best regards,

John

Councilman John J. Dingfelder
Tampa City Council, District 3 At Large Historic Old City Hall
315 E. Kennedy Boulevard, 3rd Floor
Tampa, FL 33602
813.274.8133
john.dingfelder@tampagov.net

-----Original Message-----

From: Judi ODell <jmurdockodell@icloud.com>
Sent: Thursday, April 15, 2021 12:22 PM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] REZ-21-0000004

To Whom it May Concern,

I'm writing to urge you to deny the re-zoning for this case. As a lifelong South Tampa resident, I'm saddened at the influx of traffic. Our roads and schools are not built to handle the continued approval of re-zoning. What about hurricane evacuation? Do you think we can handle 500+ more cars? One drive up Gandy and it's easy to see why this should be denied. Please preserve our neighborhood and stop bowing to corporate interests. We are the ones that vote and many of us have begun to take notice as to who prioritizes builders over residents. I urge you to deny the 300 unit apartment building.

Respectfully,
Judi Howard

Sent from my iPhone

From: **John Dingfelder** <john.dingfelder@tampagov.net>
Subject: Nice comment below
Date: April 22, 2021 at 11:58 AM
To: lynntmd@mac.com



8

From: Don <dolfo1@aol.com>
Sent: Sunday, April 18, 2021 1:19 PM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: Re: [EXTERNAL] NO Zoning for 300 unit Apts, Manhattan at Gandy/

Thanks, John. Out of the messages I send, you are the only one to initiate a reply. It's good to know that not everything goes into the government digisphere. Appreciate your involvement, don

In a message dated 4/18/2021 12:05:54 PM Eastern Standard Time,
John.Dingfelder@tampagov.net writes:

Dear Don,

Thanks for your comments. While I cannot address any particular pending rezoning request, I can tell you that I agree with you and am quite concerned about the hurricane evacuation risks and daily traffic jams exacerbated by the over-building going on in the south Tampa peninsula.

Best regards,

John

Councilman John J. Dingfelder

Tampa City Council, District 3 At Large

Historic Old City Hall

315 E. Kennedy Boulevard, 3rd Floor

Tampa, FL 33602

813.274.8133

john.dingfelder@tampagov.net

From: **Cynthia Sarff** Cynthia.Sarff@tampagov.net
Subject: RE: Nice comment below
Date: April 22, 2021 at 2:16 PM
To: John Dingfelder John.Dingfelder@tampagov.net, lynntmd@mac.com

CS 9

Will do!

-----Original Message-----

From: John Dingfelder <John.Dingfelder@tampagov.net>
Sent: Thursday, April 22, 2021 2:15 PM
To: lynntmd@mac.com
Cc: Cynthia Sarff <Cynthia.Sarff@tampagov.net>
Subject: Nice comment below

CS

When people email and say nice things, pls cc Lynn.

John

-----Original Message-----

From: Laurie Daigle <lkdagle@icloud.com>
Sent: Sunday, April 18, 2021 12:00 PM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: Re: [EXTERNAL] 81 Bay building

Thank you so very much for taking the time to respond. It means a lot!

I will continue to write letters and voice my opinion, and yes, especially noting evacuation concerns.

You're a blessing to our city and we appreciate your efforts and devotion to Tampa.

Thanks again.

Laurie Daigle

Laurie Daigle

On Apr 18, 2021, at 11:47 AM, John Dingfelder <John.Dingfelder@tampagov.net> wrote:

Dear Laurie,

Thanks for your comments. While I cannot address any particular pending rezoning request, I can tell you that I agree with you and am quite concerned about the hurricane evacuation risks and daily traffic jams exacerbated by the over-building going on in the south Tampa peninsula.

Best regards,

John

Councilman John J. Dingfelder
Tampa City Council, District 3 At Large Historic Old City Hall
315 E. Kennedy Boulevard, 3rd Floor
Tampa, FL 33602
813.274.8133
john.dingfelder@tampagov.net

-----Original Message-----

From: Laurie DAIGLE <lkdagle@verizon.net>
Sent: Thursday, April 15, 2021 7:16 AM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] 81 Bay building

Dear Councilmembers:

From: **Lynn Marvin Dingfelder** Lynntmd@mac.com
Subject: **Re: Nice comment below- so very proud of my hubby**
Date: **April 22, 2021 at 6:05 PM**
To: **Cynthia Sarff** Cynthia.Sarff@tampagov.net
Cc: **Councilman John Dingfelder** John.Dingfelder@tampagov.net



(3)

Thanks to you both.

Love reading these.

Appreciate yr forwarding them to me Cindy.
xox

Lynn

On Apr 22, 2021, at 2:16 PM, Cynthia Sarff <Cynthia.Sarff@tampagov.net> wrote:

Will do!

-----Original Message-----

From: John Dingfelder <John.Dingfelder@tampagov.net>
Sent: Thursday, April 22, 2021 2:15 PM
To: lynntmd@mac.com
Cc: Cynthia Sarff <Cynthia.Sarff@tampagov.net>
Subject: Nice comment below

CS

When people email and say nice things, pls cc Lynn.

John

-----Original Message-----

From: Laurie Daigle <lkdagle@icloud.com>
Sent: Sunday, April 18, 2021 12:00 PM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: Re: [EXTERNAL] 81 Bay building

Thank you so very much for taking the time to respond. It means a lot!

I will continue to write letters and voice my opinion, and yes, especially noting evacuation concerns.

You're a blessing to our city and we appreciate your efforts and devotion to Tampa.

Thanks again.

Laurie Daigle

Laurie Daigle

On Apr 18, 2021, at 11:47 AM, John Dingfelder <John.Dingfelder@tampagov.net> wrote:

Dear Laurie,

Thanks for your comments. While I cannot address any particular pending rezoning request, I can tell you that I agree with you and am quite concerned about the hurricane evacuation risks and daily traffic jams exacerbated by the over-building going on in the south Tampa peninsula.

Best regards,

John

Councilman John J. Dingfelder
Tampa City Council, District 3 At Large Historic Old City Hall
315 E. Kennedy Boulevard, 3rd Floor

Tampa, FL 33602
813.274.8133
john.dingfelder@tampagov.net

-----Original Message-----

From: Laurie DAIGLE <lkdagle@verizon.net>
Sent: Thursday, April 15, 2021 7:16 AM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] 81 Bay building

Dear Councilmembers:

As a concerned, long-time resident of South Tampa, we are imploring you to vote against the rezoning of the property at 4665 W. Gandy Blvd. This area needs to stay zoned as is. Please please please do not add more apartments in our neighborhood. Our schools are crowded, our two lane highways are crowded, our intersections are over crowded and left turns are not possible, and our area also needs local businesses. 81 Bay has been a stellar neighbor. They host charitable functions, they allow for fellowship and nights out, and they generously donate to our schools and events.

With the numerous apartment projects already approved by the city, we need to now be judicious in approvals. Please consider the impact of additional units being added here. Our residents suffer.

Thank you for your consideration.

Laurie Daigle

From: **John Dingfelder** john.dingfelder@tampagov.net
Subject: FW: [EXTERNAL] Debating multi-housing south tampa
Date: May 3, 2021 at 1:17 PM
To: lynntmd@mac.com



(1



From: ibjb1@tampabay.rr.com <ibjb1@tampabay.rr.com>
Sent: Monday, May 3, 2021 1:05 PM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: RE: [EXTERNAL] Debating multi-housing south tampa

Thankyou We all who live here in the gandy and south tampa will back you on this and other items .
you need backing on . Thanks again

From: "John Dingfelder"
To: "ibjb1@tampabay.rr.com"
Cc:
Sent: Monday May 3 2021 12:54:00PM
Subject: RE: [EXTERNAL] Debating multi-housing south tampa

Dear John,

Thanks for your comments. While I cannot address any particular pending rezoning request, I can tell you that I agree with you and am quite concerned about the hurricane evacuation risks and daily traffic jams exacerbated by the over-building going on in the south Tampa peninsula.

Best regards,

John

Councilman John J. Dingfelder
Tampa City Council, District 3 At Large
Historic Old City Hall
315 E. Kennedy Boulevard, 3rd Floor
Tampa, FL 33602
813.274.8133
john.dingfelder@tampagov.net

From: ibjb1@tampabay.rr.com <ibjb1@tampabay.rr.com>
Sent: Sunday, May 2, 2021 9:09 PM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] Debating multi-housing south tampa

Council , Please do not let any more apartments / housing have any more perments in

our south tampa area . We are overloaded now with traffic red lights schools over crowded TFD with many calls all day .Our children can not walk in the area no walks and much traffic .Please vote YES for a city - wide permitting for new developments and apartment complexes .Just ask any one in this area and they all want this permitting to stop . Thankyou and just feel if you had to live with this , John

From: **John Dingfelder** <john.dingfelder@tampagov.net>
Subject: FW: [EXTERNAL] Vote yes to #8
Date: May 3, 2021 at 1:33 PM
To: lynntmd@mac.com



12



From: Harriet Plyler <harriet.plyler@gmail.com>
Sent: Monday, May 3, 2021 1:32 PM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: Re: [EXTERNAL] Vote yes to #8

Hi John,

I know you are, and your interest and efforts thus far have been appreciated by everyone I've spoken to. Thank you!

Love seeing your mom at Allegro. She's one of the cutest ones there!

Best,
Harriet

On Mon, May 3, 2021 at 12:55 PM John Dingfelder <John.Dingfelder@tampagov.net> wrote:

Dear Harriet,

Thanks for your comments. While I cannot address any particular pending rezoning request, I can tell you that I agree with you and am quite concerned about the hurricane evacuation risks and daily traffic jams exacerbated by the over-building going on in the south Tampa peninsula.

Best regards,

John

Councilman John J. Dingfelder
Tampa City Council, District 3 At Large
Historic Old City Hall
315 E. Kennedy Boulevard, 3rd Floor
Tampa, FL 33602
813.274.8133
john.dingfelder@tampagov.net

From: Harriet Plyler <harriet.plyler@gmail.com>
Sent: Sunday, May 2, 2021 4:27 PM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] Vote yes to #8

Dear Sirs,

Please protect us in the area south of Gandy from overbuilding. More than 4000 apartments (not condos or other types of housing) have been built here since 2016. We only have 4350 single family homes. Please vote YES to #8, and NO to the FAR! Thank you!!

Kind regards,

Harriet Plyler
5020 Bayshore Blvd

From: **John Dingfelder** <john.dingfelder@tampagov.net>
Subject: FW: [EXTERNAL] Vote yes for item #8
Date: May 3, 2021 at 5:07 PM
To: lynnltmd@mac.com

CD

13



From: Meredith White <meredithaw@gmail.com>
Sent: Monday, May 3, 2021 5:00 PM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: Re: [EXTERNAL] Vote yes for item #8

Hello John,

Thank you for your reply, we certainly appreciate your responsiveness and shared concern.

Thanks,
Meredith White

On Mon, May 3, 2021 at 1:09 PM John Dingfelder <John.Dingfelder@tampagov.net> wrote:

Dear Meredith,

Thanks for your comments. While I cannot address any particular pending rezoning request, I can tell you that I agree with you and am quite concerned about the hurricane evacuation risks and daily traffic jams exacerbated by the over-building going on in the south Tampa peninsula.

Best regards,

John

Councilman John J. Dingfelder
Tampa City Council, District 3 At Large
Historic Old City Hall
315 E. Kennedy Boulevard, 3rd Floor
Tampa, FL 33602
813.274.8133
john.dingfelder@tampagov.net

From: Meredith White <meredithaw@gmail.com>
Sent: Saturday, May 1, 2021 6:28 PM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] Vote yes for item #8

Hello,

I am a lifelong Hillsborough county resident and homeowner in the south of gandy neighborhood. I am writing to ask that you all support our city by implementing the first step in protecting our neighborhood by voting YES for item #8.

Developers still have many other ways to achieve density in areas that can support it, unlike our little peninsula.

We are watching and will be voting accordingly.

Stop Overbuilding SOG has been very happy with your track record to this point for supporting your constituents! Please don't let us down now!

Thank you,

Meredith White
4701 W Wallace Ave, Tampa, FL 33611

From: **John Dingfelder** john.dingfelder@tampagov.net
Subject: FW: [EXTERNAL] SAVE SOG!!!!!!!!!!!!!! PLEEEEEEEEEEEZE!!!!!!!!!!!!!!!!!!!!
Date: May 4, 2021 at 11:10 AM
To: lynntmd@mac.com



From: Yobren1 <yobren1@aol.com>
Sent: Tuesday, May 4, 2021 10:32 AM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: Re: [EXTERNAL] SAVE SOG!!!!!!!!!!!!!!
PLEEEEEEEEEEEZE!!!!!!!!!!!!!!!!!!!!

Thank you so much for your response! It means a lot to know our voices are being heard. Means even more to know that we are not forgotten about down here in SOG (south of Gandy), and that you agree & are concerned as we are!!

TRAFFIC!!!!!!!!!!!!!!!!!!!!!! OMG THE TRAFFIC!!!!!!!!!!!!!!!!!!!!!! Unlike other areas of Hillsborough county, we dont have any other options to get out of SOG.

One direction IN, and one OUT. Its scary!!!!!!!!!!!!!! And VERY VERY VERY DIFFICULT to get around these days!!

I wont go on & on as I could go ON & ON !!!

Thank you for your time & concern!!!

Sincerely

A long time resident of SOG (since 1979)

Brenda Wyatt

In a message dated 5/4/2021 9:37:26 AM Eastern Standard Time,
John.Dingfelder@tampagov.net writes:

Thanks for your comments. While I cannot address any particular pending rezoning request, I can tell you that I agree with you and am quite concerned about the hurricane evacuation risks and daily traffic jams exacerbated by the over-building going on in the south Tampa peninsula.

Best regards,

John

Councilman John J. Dingfelder

Tampa City Council, District 3 At Large Historic Old City Hall

315 E. Kennedy Boulevard, 3rd Floor

Tampa, FL 33602

813.274.8133

john.dingfelder@tampagov.net

From: Yobren1 <yobren1@aol.com>
Sent: Monday, May 3, 2021 9:52 PM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] SAVE SOG!!!!!!!!!!!!!!!!!!!!
PLEEEEEEEEEEEZE!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Dear Sirs,

We NEED you to protect us in SOG. We have more than 4000 apartments (not condos or other types of housing) since 2016. We only have 4350 single family homes. Say YES to #8- Say NO to the FAR!

Thank you!!

From: **John Dingfelder** john.dingfelder@tampagov.net
Subject: **FW: [EXTERNAL] STOP OVERBUILDING SOG!!**
Date: **May 4, 2021 at 5:46 PM**
To: lynntmd@mac.com

CD

15



From: Paula Burgen <paula.burgen@verizon.net>
Sent: Tuesday, May 4, 2021 5:07 PM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: Re: [EXTERNAL] STOP OVERBUILDING SOG!!

Yes Sir - exactly the point of why this over-building down here below Gandy has got to stop! Our roads just cannot handle all the load. I happen to live right ON Gandy and the traffic is horrible - has not even been lightened up by the new Crosstown Extension. Which will not funnel enough people out of here fast enough in a storm, either! We cannot continue to look the other way with these developments....

Thank you so much for your interest in this subject, and your past help with the proposed apartments that were to be built at the old trailer park next to me at Gandy & MacDill. Sadly, that property has now been bought by Don Phillips (a very large & deep-pocket Developer) and now we have another lovely car wash going in there - plus a restaurant of some nature. Guess we need to have 3 car washes on Gandy too, for all the "new neighbors" coming to the apartments to be built! ugh...

Thank you for continued support of us down here, John!
I appreciate you...

Paula

Paula Burgen
2927 West Gandy Boulevard
Tampa, Florida 33611

(813) 254-4932
(813) 546-4233 c
paula.burgen@verizon.net
pburgen@smithandassociates.com

On May 4, 2021, at 4:40 PM, John Dingfelder <John.Dingfelder@tampagov.net> wrote:

Dear Paula,

Thanks for your comments. While I cannot address any particular pending rezoning request, I can tell you that I agree with you and am quite concerned about the hurricane evacuation risks and daily traffic jams exacerbated by the over-building going on in the south Tampa peninsula.

Best regards,

John

Councilman John J. Dingfelder
Tampa City Council, District 3 At Large
Historic Old City Hall
315 E. Kennedy Boulevard, 3rd Floor
Tampa, FL 33602
813.274.8133
john.dingfelder@tampagov.net

From: Paula Burgen <paula.burgen@verizon.net>
Sent: Tuesday, May 4, 2021 4:14 PM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] STOP OVERBUILDING SOG!!

Dear Sirs/Madams,

Please support our city by implementing the first step in protecting our neighborhood by voting **YES for item #8**.

Please vote **yes on Item #8**, as eliminating the FAR is the first step in protecting our community. Developers still have many other ways to achieve profits. I personally am a Realtor and know this is achievable! The density apartments bring will only add to the over-burdened streets and infrastructure.

Stop Overbuilding SOG has been very happy with your track record to this point for supporting your constituents!

Please hear our concerns and don't let us down now! We are watching!

We will be voting accordingly in future elections....

Thank you,

Paula

Paula Burgen
2927 West Gandy Boulevard
Tampa, Florida 33611

(813) 254-4932

(813) 546-4233 c

paula.burgen@verizon.net

pburgen@smithandassociates.com

From: **John Dingfelder** <john.dingfelder@tampagov.net>
Subject: FW: [EXTERNAL] South of Gandy community
Date: May 4, 2021 at 9:38 AM
To: lynntmd@mac.com

CD

16



From: Debbie <debvento@gmail.com>
Sent: Monday, May 3, 2021 7:16 PM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: RE: [EXTERNAL] South of Gandy community

Thanks for your support, John.
My husband ,Tom, says Hi.

Debbie Vento

----- Original message -----

From: John Dingfelder <John.Dingfelder@tampagov.net>
Date: 5/3/21 1:08 PM (GMT-05:00)
To: Debbie Vento <debvento@gmail.com>
Subject: RE: [EXTERNAL] South of Gandy community

Dear Debra,

Thanks for your comments. While I cannot address any particular pending rezoning request, I can tell you that I agree with you and am quite concerned about the hurricane evacuation risks and daily traffic jams exacerbated by the over-building going on in the south Tampa peninsula.

Best regards,

John

Councilman John J. Dingfelder
Tampa City Council, District 3 At Large
Historic Old City Hall
315 E. Kennedy Boulevard, 3rd Floor
Tampa, FL 33602
813.274.8133
john.dingfelder@tampagov.net

From: Debbie Vento <debvento@gmail.com>
Sent: Saturday, May 1, 2021 6:29 PM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] South of Gandy community

Dear Sirs,

Please support our city by implementing the first step in protecting our neighborhood by voting YES for item #8. Developers still have many other ways to achieve density. It is irresponsible and abusive to allow hundreds, and now thousands of apartments without considering the infrastructure and neighboring residents. Stop caving to the developers and vote your conscience. City attorneys should be working for city council, NOT the developers. City council members should be protecting their constituents. Ours is a unique community, whereby we are at the bottom of a peninsula. Hurricane evacuations will become deadly due to the amount of people trying to get out. Residents may just try to ride it out, as opposed to dealing with a mass-exodus.

We are watching and will vote accordingly. Please don't let us down!

Thank you,

Debra Vento, 4701 Ingraham St. Tampa, 33616

813-507-6465

From: **John Dingfelder** <john.dingfelder@tampagov.net>
Subject: FW: [EXTERNAL] Vote YES for item #8 on May 6!
Date: May 6, 2021 at 9:20 AM
To: lynntmd@mac.com



17



From: Katherine Thomas <emends93557@gmail.com>
Sent: Thursday, May 6, 2021 9:17 AM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: Re: [EXTERNAL] Vote YES for item #8 on May 6!

Dear John,

Thank you for your prompt and thoughtful reply.

Your understanding of the hurricane evacuation dangers and the daily traffic problems that have been created by the irresponsible overbuilding of south Tampa is most encouraging.

My family and SOG community greatly appreciate your work and your voice in the Council on our behalf.

Sincerely,
Katherine

On Thu, May 6, 2021 at 8:55 AM, John Dingfelder <John.Dingfelder@tampagov.net> wrote:

Dear Katherine,

Thanks for your comments. While I cannot address any particular pending rezoning request, I can tell you that I agree with you and am quite concerned about the hurricane evacuation risks and daily traffic jams exacerbated by the over-building going on in the south Tampa peninsula.

Best regards,

John

Councilman John J. Dingfelder
Tampa City Council, District 3 At Large
Historic Old City Hall
315 E. Kennedy Boulevard, 3rd Floor
Tampa, FL 33602
813.274.8133
john.dingfelder@tampagov.net

From: Katherine Thomas <emends93557@gmail.com>
Sent: Wednesday, May 5, 2021 10:58 PM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] Vote YES for item #8 on May 6!

Dear Sirs,

We NEED you to protect us in SOG. Please support our city by implementing the first step in protecting our neighborhood by voting YES for item #8.

Stop Overbuilding SOG has been very happy with your track record to this point for supporting your constituents! Please don't let us down now!

Thank you,
Katherine Thomas
Gandy Gardensn

From: **John Dingfelder** <john.dingfelder@tampagov.net>
Subject: **FW: 4465 Gandy Blvd**
Date: **May 10, 2021 at 10:38 AM**
To: **lynntmd@mac.com**



(8



From: Lenny Gurvich <len@lennygurvich.com>
Sent: Friday, May 7, 2021 3:34 PM
To: John Dingfelder <John.Dingfelder@tampagov.net>
Subject: [EXTERNAL] Re: 4465 Gandy Blvd

John,

I apologize for the delayed response,
but I want to thank you for responding to my weeks ago email. I can't say that I expected
a person reply.
Seems this is a hot issue as it should be.

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From: John Dingfelder <John.Dingfelder@tampagov.net>
Sent: Sunday, April 18, 2021 12:20:49 PM
To: Lenny Gurvich <len@lennygurvich.com>
Subject: RE: 4465 Gandy Blvd

Dear Lenny,

Thanks for your comments. While I cannot address any particular pending rezoning
request, I can tell you that I agree with you and am quite concerned about the hurricane
evacuation risks and daily traffic jams exacerbated by the over-building going on in the
south Tampa peninsula.

Best regards,
John

Councilman John J. Dingfelder
Tampa City Council, District 3 At Large
Historic Old City Hall
315 E. Kennedy Boulevard, 3rd Floor
Tampa, FL 33602
813.274.8133
john.dingfelder@tampagov.net

From: Lenny Gurvich <len@lennygurvich.com>
Sent: Thursday, April 15, 2021 2:32 PM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] 4465 Gandy Blvd

No more multi family dense zoning on the Interbay peninsula. I don't see how anyone who is not a developer or tax collector can be for more dense residential developments on this peninsula. Please do not rezone 4465 Gandy Blvd to residential. When are we going to build an elevated expressway over Westshore Blvd (road)? The infrastructure was poorly planned on this peninsula many years ago. No room for more residents and their cars.

Lenny Gurvich
Twenty four year resident of Bel Mar Shores.

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From: **Cynthia Sarff** Cynthia.Sarff@tampagov.net
Subject: For today's 4:30 p.m. meeting FW: [EXTERNAL] PITA ZOOM MEETING
Date: June 15, 2021 at 3:14 PM
To: lynntmd@mac.com, John@johndingfelder.com



19

For the 4:30 p.m. today—just so you have it handy in case John is using your laptop.

Thanks Lynn 😊

From: Stephanie P <mrsstephaniepoynor@gmail.com>
Sent: Monday, June 14, 2021 1:10 PM
To: Carroll Ann Bennett <cab1228@aol.com>; John Dingfelder <John.Dingfelder@tampagov.net>; Shawn Brown <swbrown2@mail.usf.edu>; Armory Gardens Civic Association <armorygardensnow@aol.com>; Debbie Zomermaand <dzhome@tampabay.rr.com>
Subject: [EXTERNAL] PITA ZOOM MEETING

Stephanie Poynor is inviting you to a scheduled Zoom meeting.

Topic: Stephanie Poynor's Meeting
Time: Jun 15, 2021 04:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84191231373?pwd=Y1JKRS9qSFITVitQVmF6UzlEZnNOdz09>

Meeting ID: 841 9123 1373

Passcode: 517945

One tap mobile

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+13126266799,,84191231373#,,,,*517945# US (Chicago)

Dial by your location

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+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

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Mrs. Stephanie Poynor
Community Activist at Stop Overbuilding SOG
Vice President, Gandy Civic Association
502-412-1446 or PM me on FB
Find us on FB @ <https://www.facebook.com/stopoverbuildingsog>

"You can easily judge the character of a man by how he treats those who can do nothing for him."

- - . .

21

From: **Lynn Marvin Dingfelder** Lynntmd@mac.com
Subject: **Re: ***Lynn, this is for John in case he is using your laptop - TUESDAY at 4:30 p.m. Thanks :)FW: [EXTERNAL] PITA ZOOM MEETING**
Date: **June 14, 2021 at 8:43 PM**
To: **John Dingfelder** John.Dingfelder@tampagov.net

LD

Oh great idea... glad you sent it to me too. Good back-up plan.

Thanks Cindy.

Love & appreciate you,
Lynn

Oxo

Lynn Marvin Dingfelder
Sent from my iPhone

On Jun 14, 2021, at 8:12 PM, John Dingfelder <John.Dingfelder@tampagov.net> wrote:

From: Stephanie P <mrsstephaniepoynor@gmail.com>
Sent: Monday, June 14, 2021 1:10 PM
To: Carroll Ann Bennett <cab1228@aol.com>; John Dingfelder <John.Dingfelder@tampagov.net>; Shawn Brown <swbrown2@mail.usf.edu>; Armory Gardens Civic Association <armorygardensnow@aol.com>; Debbie Zomermaand <dzhome@tampabay.rr.com>
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[pwd=Y1JKRS9qSFITVitQVmF6UzIIEZnNOdz09](https://us02web.zoom.us/j/84191231373?pwd=Y1JKRS9qSFITVitQVmF6UzIIEZnNOdz09)

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+1 646 558 8656 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)

Meeting ID: 841 9123 1373

Passcode: 517945

Find your local number: <https://us02web.zoom.us/j/kA6B0p0yB>

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Mrs. Stephanie Poynor

Community Activist at Stop Overbuilding SOG

Vice President, Gandy Civic Association

502-412-1446 or PM me on FB

Find us on FB @ <https://www.facebook.com/stopoverbuildingsog>

"You can easily judge the character of a man by how he treats those who can do nothing for him."

Johann Wolfgang von Goethe

3

From: cab1228@aol.com
Subject: Evac zones, etc
Date: January 13, 2021 at 4:13 PM
To: lynntmd@icloud.com
Cc: mrsstephaniepoynor@gmail.com, nheidrich33@gmail.com, perrylegal@msn.com, presidentofinterbay-sog@outlook.com, suncoastsd@verizon.net, swbrown2@mail.usf.edu, vicepresidentofinterbay-sog@outlook.com

Hi John,

Thank you for listening to us today, we really appreciate it!!

These are the four reports I referred to that will give Council information and facts on which Plan Amendments can be based. By temporarily hitting the pause button on multi-family rezonings south of Euclid and/or in the CHHA, and/or in Evacuation Zones A & B, you will give yourselves some breathing room to make sound, data-driven decisions based on hard facts and expert recommendations that will withstand a court challenge.

I have attached a map of Evacuation Zones, plus the map that Randy Goers is using in his study (report #4).

Warmest regards,
Carroll Ann

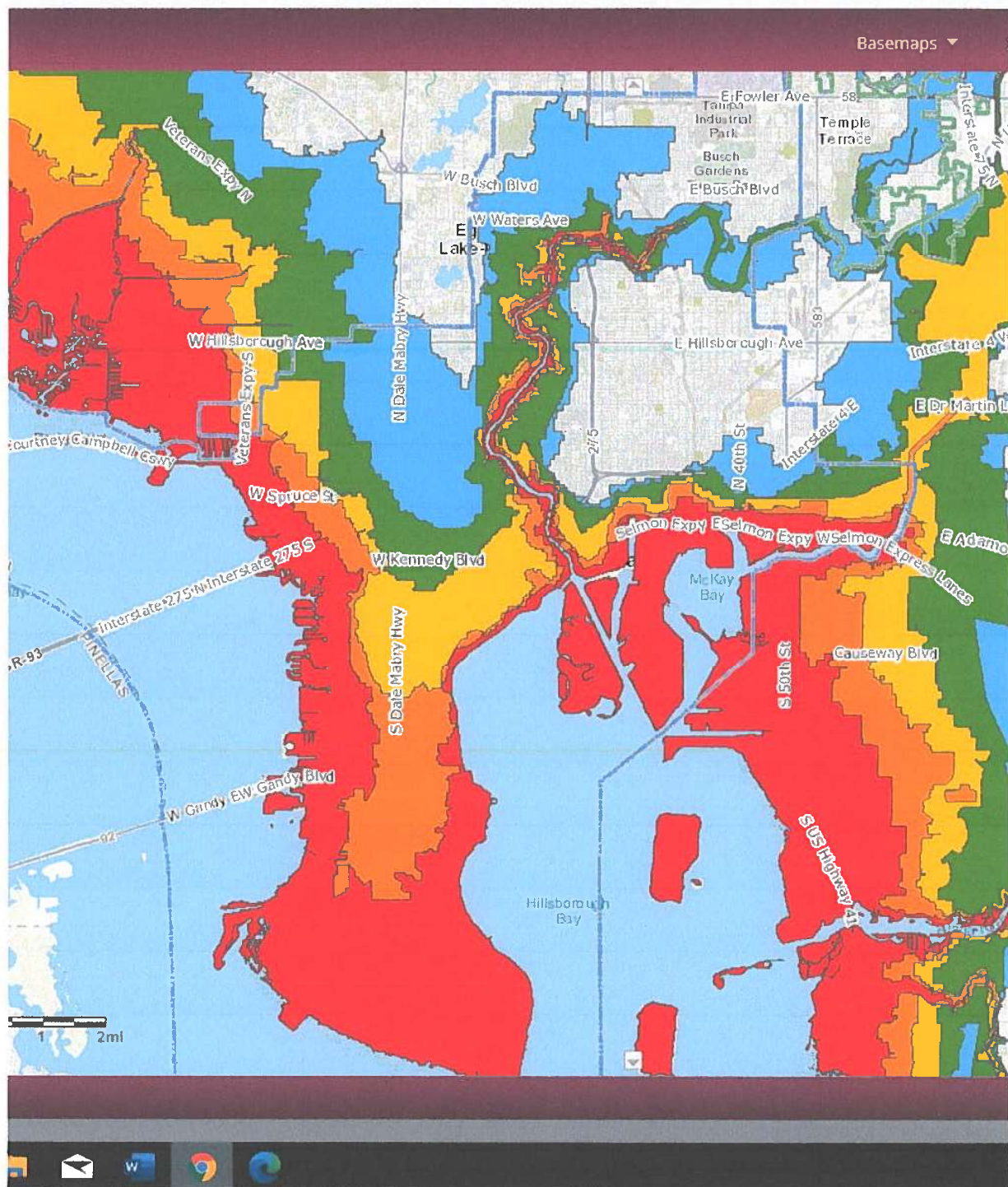
Report #1: *Sea Level Rise Vulnerability Analysis and Resiliency Strategy Report:* was finalized last summer, but was not presented to City Council.

Report #2: *Development in The CHHA: A Best Practices Policy Analysis:* will be presented to the Planning Commission on February 8th. Once the Planning Commission advises staff to forward the report to the City Council, it will be presented to City Council at their next available meeting.

Report #3: The City received a grant from the Florida Resilient Coastlines Program (FRCP) to study the impacts of sea level rise on our community and to identify key recommendations for resilience planning. The \$75k state-funded grant will provide analysis and recommendations of current land use, zoning, and building regulations to prepare for climate impacts. The City is partnering with USF on this latest study and hopes to present those findings in May 2021.

Report #4: *Study and Analysis of the City of Tampa's Hurricane Evacuation Zones A and B:* New development continues in many parts of the Hurricane A and B Zones. There are concerns regarding the effectiveness of current policies in guiding future development in this area in a manner that protects property, human life, and economic viability. HUD announced funding to support long-term mitigation efforts (following Hurricanes Hermine, Matthew and Irma) to ensure that the state of Florida is more resilient to future natural disasters. This Project will evaluate current state and regional requirements for development, assess the City's current comprehensive planning requirements for development; including hurricane evacuation, shelter requirements, building regulations, rebuilding practices and zoning requirements. The assessment will recommend changes (if needed) to reduce the risk posed by tropical storms and severe weather. It will focus on two areas: One is the South of Gandy. Development activity in this area is robust with several new projects being permitted in recent years. There is a need to create effective policies for guiding redevelopment in the area, taking into consideration potential wind and storm surge risks, evacuation, shelter needs, traffic, and protection and preservation of neighborhood and community character. The Project will evaluate development trends in the neighborhood and recommend projects, programs and policies that will support the economic and social development of each community. The lessons learned from the neighborhood analysis will be integrated into plans for other areas of the city.

Exhibit G



**Tampa CDBG-MIT Proposed
Project Target Area**
Hurricane Evacuation Zone

2

From: cab1228@aol.com
Subject: Re: Iorio wants moratorium on rezoning near MacDill
Date: October 21, 2020 at 11:04 PM
To: lynntmd@icloud.com, jdavis3360@gmail.com

Okay. I'm sure you would know.

Did you notice that on page 62 of the Staff-prepared powerpoint it says:

Recommendations & Suggestions for Discussion;

• Consider suspending plan amendments and rezonings for multi-family in the coastal high hazard areas; Comprehensive Plan and Land Development Code can be updated accordingly

-----Original Message-----

From: Lynn Marvin Dingfelder <lynntmd@icloud.com>
To: cab1228@aol.com; jdavis3360@gmail.com
Sent: Wed, Oct 21, 2020 10:56 pm
Subject: Iorio wants moratorium on rezoning near MacDill

OK...I RECALL THIS B/C I WAS INVOLVED. THIS WAS DONE JUST IN RESPONSE TO THE JLUS STUDY....AND IT WAS FOR A VERY TINY AREA NEAR THE BASE IN THE RUNWAY PATH..

WE ONLY DID IT TO SHOW THE BASE THAT WE LOVE THEM AND WANT THEM TO STAY! AND IT WAS VERY TEMPORARY!

THIS HAD NOTHING TO DO WITH REAL GROWTH MANAGEMENT! TRUST ME!

JOHN

<https://www.tampabay.com/archive/2005/04/14/iorio-wants-moratorium-on-rezoning-near-macdill/>

Iorio wants moratorium on rezoning near MacDill

Calling the protection of MacDill Air Force Base a top priority, Tampa Mayor Pam Iorio on Wednesday sought a moratorium on higher density rezoning around the military compound.

Iorio sent a letter to City Council members informing them that her staff will ask for approval today to create an ordinance supporting a temporary abatement. If approved, the freeze would mean that property owners, for example, would be turned down if they asked to redevelop single family homes into townhouses. The intent is to avoid a worsening of motor vehicle traffic around the base and to keep high-density housing out of potential accident zones.

Iorio said the city also is in the early stages of a Joint Land Use Study to see if there's anything else it can do to "protect the continued use of MacDill AFB as an

Exhibit H

active military facility."

The committee in charge of the study will not have preliminary results until July. However, Iorio said she hopes to send a message that the city is behind the base. "The city is always willing to do anything it can to prevent any negative encroachment to the base," she said. "We want to make sure there is no encroachment of increased density that could in any way be detrimental to the base."

In mid May, the Base Realignment Closure Commission is scheduled to release a list of bases nationwide its recommending for closure. As many as 80 of the nation's 425 military bases may be shut down.

MacDill, targeted for closure in the early 1990s, once again finds itself vulnerable. There are no requests pending for increased density in the areas around the base, city officials said.

The committee studying joint land use expects to research the potential for development in the zones and determine any associated risks.

Iorio envisions the strictest requirements for the property closest to the base. So far in its infancy, the study has identified three, irregularly shaped areas around MacDill that may need more protection from developers and builders. They include a "clear zone" immediately north of the base's Dale Mabry Highway entrance and two other zones radiating northeast from there, ending approximately at Gandy and Bayshore boulevards. The "Clear Zone" has the highest safety risk, Iorio wrote.

The three areas encompass nearly all neighborhoods that are both south of Interbay Boulevard and east of Manhattan Avenue, and some neighborhoods north of Interbay.

Iorio pointed out that representatives from MacDill serve on the City's Development Review Committee, and that all rezoning requests not supported by MacDill have continually been denied. "I have been advised that in that role they have been one hundred percent successful," she wrote. "Our record to date with respect to protecting the base has been a strong one."