CARES NEWSLETTER

COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE

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Dates are subject to change. Please call City Clerk at (813) 274-8397 for scheduled dates.
TBD - To be Determined
N/A - Not Applicable

Anyone may be added to our email listing to receive copies of this monthly newsletter.

If you would also like to be removed from receiving this mailer or email, please send your request to:

Mary Tavarez at Mary.Tavarez@tampa.gov

Current and past issues of the newsletter are also published on our Land Development Coordination page on tampa.gov.

DECEMBER 2026

Happy holidays! Whether you celebrate Christmas, Hannukah, Kwanza or any other December holiday, have a safe and joyful celebration.

The Tampa Forward process is moving forward. There is still time to review the proposed updated language and provide comments.

The Winter Village is now open at Curtis Hixon Park. You can actually ice skate outside in Florida! For other events from concerts to outdoor markets, you can search for them here.

Then the usual stuff.

Please note the following email addresses when reaching out to the City:

TampaZoning@tampagov.net
VRB@tampagov.net
COT-Address@tampagov.net
CSDHelp@tampagov.net
Treequestions@tampagov.net
CSDInspections@tampagov.net
CSDPlanReview@tampagov.net
CSDCompliance@tampagov.net
TampaCityCouncil@tampagov.net
Councilquasibox@tampagov.net

City Council still has a virtual component for their hearings, but the VRB, ARC, BLC and Code Enforcement are meeting in person.

Design Exceptions

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-27-26	Derrick Glenn	2612 E 27th Ave	Request for Alternative Design for Section 27-240. - East Tampa Overlay District Design Standards (Grarage)	College Hill-Belmont Heights Neighborhood Assn & Crime Watch Hyde Park Homeowner Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch K Bar Ranch	N/A
DE1-27-25	Jason Giardina	2414 N Riverside Dr	Request for Alternative Design for Section 27-290.1. - Fence and wall regulations.	Ridgewood Park Crime Prevention & Civic Assn, Inc. North Hyde Park Civic Assoc. Neighborhood Crime Watch Bowman Heights	N/A
DE1-27-24	RU Project Management Group, LLC	4311 W South Ave	Request for Alternative Design for Section 27-284.3.3 - Buffers	Drew Park Advisory Committee Drew Park CRA Community Advisory Committee Bowman Heights Grant Park Civic Association	N/A
DE1-27-23	Justin Basil	1914 W Cass St	Request for Alternative Design for Section 27-238. - Westshore Overlay District Development Standards. (Parking Lot Standards)	North Hyde Park Civic Assn, Inc. West Tampa CRA Community Advisory Committee SOHO Business Alliance North Hyde Park Civic Assoc. Neighborhood Crime Watch North Hyde Park Alliance Bowman Heights West Riverfront Neighborhood Crimewatch Association, Inc. Armory Gardens Civic Association Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Association, Inc.	N/A
DE1-27-22	Patton Chilura	1401 Nance Ave	Request for Alternative Design for Section 27-290. - Accessory structures (Height increase)	Historic Hyde Park Neighborhood Assn, Inc. SOHO Business Alliance Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	N/A
DE1-27-21	Rosie Delisca	2132 W Walnut St	Request for Alternative Design for Section 27-241. - West Tampa Overlay District Development Design Standard Parking: Off-street parking requirements	Old West Tampa Neighborhood Assn & Crimewatch West Tampa CRA Community Advisory Committee North Hyde Park Civic Assoc. Neighborhood Crime Watch Bowman Heights Neighborhood Watch Bowman Heights	N/A
DE1-27-20	Dominique Amerosa	1411 W Meadowbrook Ave	Request for Alternative Design for Section 27-290.1 - Reverse Framing	N/A	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-27-19	Todd Thurm	2612 E 10th	Request for Alternative Design for Section	Historic East Ybor and Gary Neighborhood Assn Ybor City Management LLC David Bailey Old Seminole Heights Neighborhood Assn, Inc.	N/A
DE1-27-18	Todd Thurm	2612 E 10th	Request for Alternative Design for Section 27-282.10. - Multi-family townhouse-style design standards (garage/carport)	Historic East Ybor and Gary Neighborhood Assn Ybor City Management LLC David Bailey Old Seminole Heights Neighborhood Assn, Inc.	N/A
DE1-27-17	Todd Thurm	2610 E 10th Ave	Request for Alternative Design for Section 27-282.10. - Multi-family townhouse-style design standards (garage/carport)	Historic East Ybor and Gary Neighborhood Assn Ybor City Management LLC David Bailey Old Seminole Heights Neighborhood Assn, Inc.	N/A
DE1-27-16	Todd Thurm	2610 E 10th Ave	Request for Alternative Design for Section 27-282.10. - Multi-family townhouse-style design standards (garage/carport)	Historic East Ybor and Gary Neighborhood Assn Ybor City Management LLC David Bailey Old Seminole Heights Neighborhood Assn, Inc.	N/A
DE1-27-15	Todd Thurm	2608 E 10th Ave	Request for Alternative Design for Section 27-282.10. - Multi-family townhouse-style design standards (garage/carport)	Historic East Ybor and Gary Neighborhood Assn Ybor City Management LLC David Bailey Old Seminole Heights Neighborhood Assn, Inc.	N/A
DE1-27-14	Todd Thurm	2608 E 10th Ave	Request for Alternative Design for Section 27-282.10. - Multi-family townhouse-style design standards (garage/carport)	Historic East Ybor and Gary Neighborhood Assn Ybor City Management LLC David Bailey Old Seminole Heights Neighborhood Assn, Inc.	N/A
DE1-27-13	Todd Thurm	2606 E 10th Ave	Request for Alternative Design for Section 27-282.10. - Multi-family townhouse-style design standards (garage/carport)	Historic East Ybor and Gary Neighborhood Assn Ybor City Management LLC David Bailey Old Seminole Heights Neighborhood Assn, Inc.	N/A
DE1-27-12	Todd Thurm	2606 E 10th Ave	Request for Alternative Design for Section 27-282.10. - Multi-family townhouse-style design standards (garage/carport)	Historic East Ybor and Gary Neighborhood Assn Ybor City Management LLC David Bailey Old Seminole Heights Neighborhood Assn, Inc.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-27-11	Oreste Infante	3110 N 18th St	Request for Alternative Design for Section 27-240. - East Tampa Overlay District Design Standards (Set back change)	College Hill-Belmont Heights Neighborhood Assn & Crime Watch Hyde Park Homeowner Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch K Bar Ranch	N/A
DE1-27-09	Jorge Cue	2730 W Main St	Request for Alternative Design for Section 27-241. - West Tampa Overlay District Development Design Standard Parking: Off-street parking requirements	MacFarlane Park Association & Neighborhood Watch West Tampa CRA Community Advisory Committee Informed Neighbor Bowman Heights Neighborhood Watch Riverbend Civic Association Bowman Heights Highland Pines Community Task Force, Inc. Armory Gardens Civic Assn.	N/A
DE1-27-08	Richard Mijares	3023 W Villa Rosa	Request for Alternative Design for Section 27-161. Lots, yards and measurements. Determination of yard	Bayshore Beautiful Neighborhood Assn, Inc. Keep Bayshore Beautiful Inc Hawthorne Pond Condominium Assn Inc. Belmar Gardens Neighborhood 345 Bayshore Condominium Assn. Ballast Point Neighborhood Assn. Parkland Estates Civic Club, Inc.	N/A

Special Uses - Alcoholic Beverage Sales

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
AB2-26-27	Pointe Plaza Associates LLC Etal	4410 W Boy Scout Blvd	Bar/Lounge/ Nightclub Beer, Wine and Liquor (Consumption on-premises and package sales/off-premises consumption)	Carver City/Lincoln Gardens Civic Assoc, Inc. DSCA Westshore Alliance Bowman Heights Bel Mar Shores Civic Assn, Inc.	12/03/2026 @ 5:01pm

Special Uses

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
SU1-27-23	Margarita Rosa	4201 W Crest Ave	Parking-Off Street: Commercial Use	Drew Park Advisory Committee Drew Park CRA Community Advisory Committee Bowman Heights Grant Park Civic Assoc.	N/A
SU1-27-22	Yenis Retuerto	10905 N Lantana Ave	Congregate Living Facility: Small Group Care	North Tampa Community Neighborhood Assoc.	N/A
SU1-27-21	Samuel Agba Eboka	4202 N Howard Ave	Dwelling Unit: Accessory	West Tampa CRA Community Advisory Committee	N/A
SU1-27-20	Luis Alberto Orellana	6917 N Orleans Ave	Dwelling Unit: Accessory	Lowry Park Central Community Organization	N/A
SU1-27-19	David Koche	501 S Dale Mabry Hwy	Recreation Facility: Private	Swann Estates Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Ballast Point Neighborhood Assn K Bar Ranch Bon Air Neighborhood Assn	N/A
SU1-27-18	Justin Basil	1914 W Cass St	Parking-Off Street: Principal Use	North Hyde Park Civic Assn, Inc. West Tampa CRA Community Advisory Committee SOHO Business Alliance North Hyde Park Civic Assoc. Neighborhood Crime Watch North Hyde Park Alliance Bowman Heights West Riverfront Neighborhood Crimewatch Assn, Inc. Armory Gardens Civic Assn Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.	N/A
SU1-27-17	Amir Iranmanesh	1708 E Comanche Ave	Dwelling Unit: Accessory	Old Seminole Heights Neighborhood Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assn Seminole Heights East Neighborhood Assn South Seminole Heights Civic Assn, Inc.	N/A
SU1-27-16	David Simpson	2118 W Virginia Ave	Extended Family Residence	West Tampa CRA Community Advisory Committee	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
SU1-27-15	Palmer Leary	406 E Chelsea St	Dwelling Unit: Accessory	Old Seminole Heights Neighborhood Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assn Seminole Heights East Neighborhood Assn South Seminole Heights Civic Assn, Inc.	N/A
SU1-27-14	Adam Browne	2305 S Thixton Ct	Extended Family Residence	Culbreath Heights Civic Assn Virginia Park Neighborhood Assn, Inc. San Rafael Place Palma Ceia West Neighborhood Assn, Inc.	N/A
SU1-27-13	Rberto Escalante	3404 E Giddens Ave	Dwelling Unit: Accessory	East Tampa 1 345 Bayshore Condominium Assn. Tampa Overlook Neighborhood Assn Seminole Heights East Neighborhood Assn The Legacy of Fair Oaks Community Assn Live Oaks Square Neighborhood Assn & Crime Watch	N/A
SU1-27-12	Khalil Majied	3736 W Elrod Ave	Dwelling: Single Family - Semi Detached	Gandy Civic Assn Southtown Park HOA Belmar Gardens Neighborhood Ballast Point Neighborhood Assn Southtown Park HOA Belmar Gardens Neighborhood Bayside West Neighborhood Assn, Inc. Interbay - South of Gandy Civic Assn	N/A
SU1-27-11	Greg Staples	3006 E Emma St	Proposed Special Use	East Tampa 1 Tampa Overlook Neighborhood Assn.	N/A
SU1-27-10	RU Project Management Group LLC	4210 E Henry Ave	Dwelling Unit: Accessory	Northeast Community Crimewatch & Civic Assn.	N/A
SU1-27-09	Jason Ghent	8802 N 20th St	Dwelling Unit: Accessory	Sulphur Springs Action League, Inc. Hyde Park Spanishtown Creek Civic Assn.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
SU1-27-08	Priscilla De Hoyos	6313 S Roberts Ave	Extended Family Residence	Gandy Civic Assn Southtown Park HOA Belmar Gardens Neighborhood Ballast Point Neighborhood Assn Southtown Park HOA Belmar Gardens Neighborhood Bayside West Neighborhood Assn, Inc. Interbay - South of Gandy Civic Assn	N/A
SU1-27-07	Gustavo Sanchez	1210 Louisiana	Dwelling: Single Family, Detached	Southeast Seminole Heights Civic Assn, Inc. Informed Neighbor Tampa Overlook Neighborhood Assn Seminole Heights East Neighborhood Assn Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch	N/A
SU1-27-06	Oscar Valencia	910 W Hiawatha St	Dwelling Unit: Accessory	Riverbend Civic Assoc.	N/A
SU1-27-05	Andreas Brexon	902 W Columbus Dr	Dwelling Unit: Accessory	Ridgewood Park Crime Prevention & Civic Assn, Inc Bowman Heights Old Seminole Heights Neighborhood Assn, Inc. Riverside Heights Civic Assn	N/A
SU1-27-03	Richard Michael Andrews	1902 N Dale Mabry Hwy	Restaurant, Drive-in	Carver City/Lincoln Gardens Civic Assn, Inc. Westshore Alliance Bowman Heights Bel Mar Shores Civic Assn, Inc. West Tampa CRA Community Advisory Committee Informed Neighbor Bowman Heights Neighborhood Watch Riverbend Civic Association Bowman Heights Highland Pines Community Task Force, Inc. Armory Gardens Civic Assn MacFarlane Park Association and Neighborhood Watch	N/A

Vacating

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VAC-26-17	Stephen Ley	2512 W Palm Dr	Unimproved ROW-Alley	Bayshore Gardens Neighborhood Assn, Inc. SOHO Business Alliance 345 Bayshore Condominium Assn. Parkland Estates Civic Club, Inc. Bayshore Beautiful Neighborhood Assn, Inc. Bayside West Neighborhood Assn, Inc.	12/3/2026 Cont'd 2nd Reading @ 10:00am
VAC-26-11	Victoria Chon	9401 N 14th St	Unimproved ROW-Alley	North Tampa Community Neighborhood Assoc.	12/3/2026 2nd Reading @ 10:00am
VAC-26-18	Pitts Harmon Assets LLC	5912 E Broadway Ave	Unimproved ROW-Alley	Jackson Heights Neighborhood Assoc. & Crime Watch	12/3/2026 1st Reading @ 10:30am
VAC-21-01	Carol Walden	302 S 56th St	Unimproved ROW-Alley	Jackson Heights Neighborhood Assoc. & Crime Watch	12/3/2026 1st Reading @ 10:30am

Variance

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-108	City of Tampa ROW / Ricky Peterika	910 South Himes Ave	Remove one nonhazardous grand tree to construct the Golfview Flooding Relief Project.	Golfview Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	12/8/2026 @5:30pm
VRB-26-109	Juan Pimentel / Ricky Peterika	2307 West Barclay Rd	Remove one non-hazardous tree to construct a roundabout	N/A	12/8/2026 @5:30pm
VRB-26-110	Housing Authority of The City of Tampa/ Ricky Peterika	6661 North 24th St	Remove 8 non-hazardous grand trees. Reduce tree retention from to 20% for multifamily housing	Seminole Heights East Neighborhood Assn	12/8/2026 @5:30pm
VRB-26-122	JMS LLC/ Ricky Peterika	5102 South Lois Ave	Remove two (2) grand laurel oaks and reduce tree retention from 50% to 40%.	Gandy Civic Assn; Southtown Park HOA, Belmar Gardens Neighborhood; Bayside West Neighborhood Assn, Inc.	12/08/2026 @5:30pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-129	WST 400 Channelside LLC/ Ricky Peterika	422 Channelside Dr	Remove three (3) grand trees to construct a mixed-use development.	Tampa Downtown Partnership, Inc; The Slade at Channelside Condo, Inc., The Residences of Franklin Street Condominium Assn, Inc. Residents of Franklin Street, One Laurel Place, Palmetto Beach Community Assn, Inc., Hyde Park Spanishtown Creek Civic Assn; Bowman Heights	12/08/2026 @5:30pm
VRB-26-123	Montanos Hauling Inc. / RU Project Management Group LLC	4201 East 12th Ave	Request for reduction in front yard setback from 10 feet to 3'4".	Jackson Heights Neighborhood Assoc. & Crime Watch	12/08/2026 @5:30pm
VRB-26-124	Nhan Bui/ Luisa Alonso	3812 Lakeshore Dr	Reduce front setback from 25 feet to 18'.4", East side setback from 7 feet to 5'.6" and west side from 7 feet to 0.6".	Temple Crest Civic Assn, Inc	12/08/2026 @5:30pm
VRB-26-125	Candido Lira Melo/ Christopher J. Lozano	8506 North 9th St	Reduce front yard setback from 25 feet to 11 feet.	Sulphur Springs Action League, Inc. Hyde Park Spanishtown Creek Civic Assn.	12/08/2026 @5:30pm
VRB-26-127	WMG Acquisitions LLC/ Mark Brenchley	6441 East County Line Rd	Allow a wall sign on three separate elevations not facing a public street	N/A	12/08/2026 @5:30pm

Rezoning

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-26-30	Jacob Cremer	1220 Scott St	RM-24 to PD (Residential Single Family Detached, Attached, Two-Family, Semi-Detached, Storefront Residential/Commercial (All CN Uses), Retail Sales, Restaurant	N/A	12/3/2026 @ 5:01pm
REZ-26-79	Manuel Mendoza	1206 Holmes Ave	YC-8 to YC-2	VM Ybor Neighborhood Assn & Crimewatch; VM Ybor Neighborhood Assn; Informed Neighbor; Hyde Park Homeowner Tampa Overlook Neighborhood Assn; Ybor Heights Neighborhood Assn & Watch Group	12/3/2026 @ 5:01pm
REZ-26-109	Darcy Nunez	4507 W Gray St	RS-50 to RM-18	Westshore Palms, Inc. Westshore Alliance Bretton Woods Assn Inc.	12/3/2026 @ 5:01pm
REZ-26-68	Thomas Heinold	107 W Virginia Ave	RS-50 to PD (Residential Single-Family Semi-Detached and Detached)	Tampa Heights Civic Assn, Inc.; Tampa Heights Civic Assn Land Use Committee; Residents of Adalee St; One Laurel Place; Informed Neighbor; Tampa Overlook Neighborhood Assn; Bowman Heights; VM Ybor Neighborhood Assn & Crimewatch; Ybor Heights Neighborhood Assn & Watch Group; Riverside Heights Civic Assn	12/10/2026 @ 5:01pm
REZ-26-84	Azam Elsheikh	405 N Armenia Ave	PD to PD (Storefront Residential: Commercial, All CN Uses)	North Hyde Park Civic Assn, Inc.; West Tampa CRA Community Advisory Committee; SOHO Business Alliance; North Hyde Park Civic Assoc. Neighborhood Crime Watch; North Hyde Park Alliance; Bowman Heights; West Riverfront Neighborhood Crimewatch Assn, Inc.; Armory Gardens Civic Assn; Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.; Parkland Estates Civic Club, Inc.; Armory Gardens Civic Assn	12/10/2026 @ 5:01pm
REZ-26-101	Kimberly Headland	2706 N 12th St	YC-2 & YC-8 to YC-9 (Storefront Residential: Office (Office, Business and Professional) and Single-Family Semi-Detached)	VM Ybor Neighborhood Assn & Crimewatch; VM Ybor Neighborhood Assn; Informed Neighbor; Hyde Park Homeowner Tampa Overlook Neighborhood Assn; Ybor Heights Neighborhood Assn & Watch Group	12/10/2026 @ 5:01pm
REZ-26-105	Richard Sellwood	20610 Bruce B Downs Blvd	Bank w/ Drive In; Office, Business and Professional; Medical Office	N/A	12/10/2026 @ 5:01pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-26-110	Jeremy DiGorio	1710 N Tampa St	PD-A to PD (Hotel, Business Professional Office, College, Retail Sales (Shopper's & Specialty Goods), Restaurant, Parking Off Street: Commercial Use & Storefront Residential/Commercial (All CG Uses) and All CG Uses	Tampa Heights Civic Assn, Inc.; Tampa Heights Civic Assn Land Use Committee; Residents of Adalee St; One Laurel Place; Informed Neighbor; Tampa Overlook Neighborhood Assn; Bowman Heights; VM Ybor Neighborhood Assn & Crimewatch; Ybor Heights Neighborhood Assn & Watch Group; Riverside Heights Civic Assn	12/10/2026 @ 5:01pm
REZ-26-121	Leonor Qeva	4509 W Gray St	RS-50 to RM-18	Westshore Palms,Inc. Westshore Alliance Bretton Woods Assoc, Inc.	12/10/2026 @ 5:01pm
REZ-26-122	Kyle Tolar	702 W Virginia Ave	RS-60 to RO	Tampa Heights Civic Assn, Inc.; Old Seminole Heights Neighborhood Assn, Inc.; Tampa Heights Civic Assn Land Use Committee; Residents of Adalee St; One Laurel Place; Informed Neighbor; Tampa Overlook Neighborhood Assn; Bowman Heights; VM Ybor Neighborhood Assn & Crimewatch; Ybor Heights Neighborhood Assn & Watch Group; Riverside Heights Civic Assn	12/10/2026 @ 5:01pm

Architectural Review Commission

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
ARC-26-361/ REZ-26-19	UUGE Properties II LLC Agent: Azam Elsheikh, Global Engineering Associates, Inc. and Steve Michelini	1350 S. Howard Ave	Purpose: Commercial Request: Recommendation – Rezoning from CG to PD	Bayshore Gardens Neighborhood Assn, Inc. SOHO Business Alliance Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. SOHO Business Alliance 345 Bayshore Condominium Assn. Parkland Estates Civic Club, Inc. Bayshore Beautiful Neighborhood Assn, Inc. Bayside West Neighborhood Assn, Inc. Historic Hyde Park Neighborhood Assn, Inc.	Requested by Agent to be Cont'd TBD
ARC-26-384	Timothy B. Ward Agent: Timothy B. Ward	1502 Nance Ave	Certificate of Appropriateness - Demolition: Primary Structure Accessory Structure	Historic Hyde Park Neighborhood Assn, Inc. SOHO Business Alliance Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	Requested by Agent to be Cont'd TBD

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
ARC-26-449	Stefano Lazzara Agent: Alex Rios, Rios Architecture, Inc.	706 S. Bungalow Ter.	Variance – Section 27-156 Table 4-2, North Yard Setback from 7' to 5.5' with an encroachment of 2' for the eaves/gutters Section 27-156 Table 4-2, South Yard Setback from 7' to 5.5' with an encroachment of 2' for the eaves/gutters Section 27-156 Table 4-2, Rear Yard Setback from 20' to 12.2' with an encroachment of 2' for the eaves/gutters Parking: Variance to Chapter 27-283.7 (7)(h) to reduce the required parking spaces from 2 to 0 Certificate of Appropriateness - New Construction: Second Story Addition to Primary Structure Site Improvements	Historic Hyde Park Neighborhood Assn, Inc. Bayshore Gardens Neighborhood Assn, Inc. SOHO Business Alliance Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	12/7/2026 @ 5:30pm
ARC-27-19	Joseph and Joan Sevoid Agent: Sol J. Fleischman Jr., Fleischman Garcia Maslowski Architecture	1409 S. Albany Ave	Certificate of Appropriateness - New Construction: Addition to Primary Structure Site Improvements	Historic Hyde Park Neighborhood Assoc. Inc. SOHO Business Alliance Bayshore Gardens Neighborhood Assoc Inc.; Parkland Estates Civic Club Inc.	12/7/2026 @ 5:30pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
ARC-26-301	Owner: MOA Holdings of Tampa, LLC (fka MOA Holdings, LLC), a Wyoming limited liability company registered to do business in the state of Florida Agent: Ralph Schuler, JVB Architect, LLC	2821 N Morgan St	Certificate of Appropriateness - New Construction: Single Family Residence Accessory Structure Site Improvements	Tampa Heights Civic Assn, Inc. Tampa Heights Civic Assn Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn Bowman Heights VM Ybor Neighborhood Assn & Crimewatch Ybor Heights Neighborhood Assn & Watch Group Riverside Heights Civic Assn	12/9/2026 @ 5:30pm
ARC-26-352	City of Tampa Agent: Angela Hendershot and Rowe Architects	Plant Hall - 401 W. Kennedy Blvd	Certificate of Appropriateness - New Construction: Glass Entry Doors Site Improvements	Bowman Heights; One Laurel Place; North Hyde Park Civic Assoc.; Neighborhood Crime Watch; Land Development	12/9/2026 @ 5:30pm
ARC-26-481	Jack Bogdahn Tilka, Trustee Agent: Homes by John C. Fowke, Inc.	2714 1/2 N. Morgan St	Variance – Chapter 27-283.12(a) D, to reduce the backup distance from 24’ to 21’ 9” Certificate of Appropriateness - New Construction: Single Family Residence Accessory Structure Site Improvements	Tampa Heights Civic Assn, Inc. Tampa Heights Civic Assn Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn Bowman Heights VM Ybor Neighborhood Assn & Crimewatch Ybor Heights Neighborhood Assn & Watch Group Riverside Heights Civic Assn	12/9/2026 @ 5:30pm
ARC-27-20	220 E Madison LLC Agent: Matt Nine, WISE Communities	220 E Madison St	Certificate of Appropriateness - New Construction: Addition to Primary Structure Site Improvements	Downtown River Arts Neighborhood Assn The Residences of Franklin Street Condominium Assn, Inc. One Laurel Place Franklin Street City Lofts HOA Inc Hyde Park Spanishtown Creek Civic Assn	12/9/2026 @ 5:30pm

Barrio Latino Commission

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
BLC-26-132	Tundra Life Investments, LLC Agent: Aileen Rosario	2905 N 11th St	Certificate of Appropriateness - New Construction: Single Family Residence Site Improvements	VM Ybor Neighborhood Assn & Crimewatch VM Ybor Neighborhood Assn Informed Neighbor Hyde Park Homeowner Tampa Overlook Neighborhood Assn Ybor Heights Neighborhood Assn & Watch Group	12/15/2026 @9:00am
BLC-27-12	Tampa Park Apartments, Inc. Agent: T. Truett Gardner, Esq., and Gardner Brewer Hudson, P.A.	1605 N Waters Ct	Certificate of Appropriateness - New Construction: Multi-Family Residential Site Improvements	Historic Ybor Neighborhood Civic Assn, Inc. Ybor City Management LLC David Bailey Hyde Park Spanishtown Creek Civic Assn Bowman Heights	12/15/2026 @9:00am



City of Tampa
Florida

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