



CARES NEWSLETTER

COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE



CONTENTS:

SEPTEMBER 2026

Design Exceptions	2-6
Special Uses	7-9
Vacating	9
Variance	10-11
Rezoning	11-13
Architectural Review Commission	13-14
Barrio Latino Commission	15

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.

Pumpkin spice is back in all the coffee shops, so fall must be around the corner. We can tell by the temperature dropping from 95 degrees to 91 degrees. Peak hurricane season is approaching and although it has been a quiet one so far, it is never too late to buy supplies. If you don't need them now, you will have water and snacks for upcoming holiday parties.

Staff and Raftelis (consultant) will present the findings of the fee study to City Council at the September 24 workshop. Additionally, City Council is scheduled to continue the discussion on the noise regulations at the same workshop.

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 **
DE1-26-194	Ayam Rodriguez	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 Assn Bowman Heights Highland Pines Community Task Force, Inc. Armory Gardens Civic Assn	N/A
DE1-26-193	Martin Ryan	2408 W Carmen St	Request for Alternative Design for Section 27-241. - West Tampa Overlay District Development Design Standards-An alternative parking placement	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. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc. Armory Gardens Civic Assn	N/A
DE1-26-192	David Laxer	2208 W Morrison Ave	Request for Alternative Design for Section 27-284.3.3. - Landscaped area and tree planting requirements. (VUA Buffer) & 27-236. - South Howard Commercial Overlay District Development Design Standards (Front door orientation/ Transparency)	Historic Hyde Park Neighborhood Assn, Inc. SOHO Business Alliance Parkland Estates Civic Club Bowman Heights Palma Ceia West Neighborhood Assn, Inc. Tampa Heights Civic Association, Inc. Ameryllis Garden Circle Parkland Estates Civic Club, Inc. Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. New Suburb Beautiful Civic Asson, Inc. Parkland Estates Civic Club, Inc.	N/A
DE1-26-191	Aszec Holdings LLC	1002 E Ida St	Request for Alternative Design for Section 27-211.6. - Development Standards for Commercial, Mixed-Use, or other Non-Residential (SH-CG and SH-CI) development. (BLT change)	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

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-190	Daniel Lett	20590 Bruce B Downs Blvd	Request for Alternative Design for Section 27-284.3.1. - Landscape and tree planting standards; tree preservation (retention) standards	N/A	N/A
DE1-26-189	Haris Begovic	4215 E 97th Ave	Request for Alternative Design for Section 27-290.1. - Fence and wall regulations.	Terrace Park Civic Assn, Inc 345 Bayshore Condominium Ave	N/A
DE1-26-188	Liam O'Dowd	1301 W Cass St	Request for Alternative Design for Section 27-284.3.3 - Buffers.	North Hyde Park Civic Association, Inc. West Tampa CRA Community Advisory Committee North Hyde Park Civic Asso.Neighborhood Crime Watch Armory Gardens Civic Association North Hyde Park Civic Association, Inc. One Laurel Place Land Development Bowman Heights West Tampa CRA Community Advisory Committee SOHO Business Alliance North Hyde Park Civic Asso.Neighborhood Crime Watch NORTH HYDE PARK ALLIANCE West Riverfront Neighborhood Crimewatch Association, Inc. Armory Gardens Civic Association Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Association, Inc. West Riverfront Neighborhood Crimewatch Association, Inc.	N/A
DE1-26-187	DJ Gothe	1307 N MacDill Ave	Request for Alternative Design for Section 27-178. - Parking requirements (Parking reduction)	Midtown Tampa Neighborhood Assn. Armory Gardens Civic Assoc.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-186	Erlis Alarcon	1405 E Dr. Martin Luther King Jr. Blvd	Request for Alternative Design for Section 27-240 East Tampa Overlay District Design Standards (Principal structure setbacks)	College Hill-Belmont Heights Neighborhood Assn & Crime Watch Informed Neighbor Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch Richmond Place Tampa Overlook Neighborhood Assn. VM Ybor Neighborhood Assn & Crimewatch Hyde Park Homeowner Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch K Bar Ranch Historic Belmont Heights Neighborhood Assn. Ybor Heights Neighborhood Assn & Watch Group Southeast Seminole Heights Civic Association, Inc.	N/A
DE1-26-185	Ron Spoor	1520 Rodney St	Request for Alternative Design for Section 27-161. - Lots, yards and measurements. Determination of yard & Request for Sec.27-240 East Tampa Overlay District Design Standards (Garage setback)	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
DE1-26-184	Ron Spoor	1525 E Lake Ave	Request for Alternative Design for Section 27-161. - Lots, yards and measurements. Determination of yard	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
DE1-26-183	Ryan James Jacob	2008 E Hanna Ave	Request for Alternative Design for Section 27-211.2.1. - General District Development Standards for Seminole Heights - Residential Single-family detached (SH-RS) district. BTL reduction	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

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-182	Shane Douglas Oneil	1413 E Park Cir	Request for Alternative Design for Section 27-211.2.1. - General District Development Standards for Seminole Heights - Residential Single-family detached (SH-RS) district. BTL reduction	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
DE1-26-181	Warren Dietel	5804 E Columbus Dr	Request for Alternative Design for Section 27-284.3.3 - Buffers	Jackson Heights Neighborhood Assoc. & Crime Watch	N/A
DE1-26-180	Clifton Anderson	4017 S Trask St	Request for Alternative Design for Section 27-161. - Lots, yards and measurements. Determination of yard	Bayside West Neighborhood Assn, Inc. Belmar Gardens Neighborhood Virginia Park Neighborhood Assn, Inc. Beach Park Homeowners Assn, Inc.	N/A
DE1-26-179	Brian Kirby	1216 E Park Cir	Request for Alternative Design for Section 27-211.2.1. - General District Development Standards for Seminole Heights - Residential Single-family detached (SH-RS) district. BTL reduction	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. Hyde Park Spanishtown Creek Civic Assn. Sulphur Springs Action League, Inc.	N/A
DE1-26-178	Barbara Tripp	4902 E Whiteway Dr	Request for Alternative Design for Section 27-178. - Parking requirements (Parking reduction)	Terrace Park Civic Assn, Inc 345 Bayshore Condominium Ave	N/A
DE1-26-176	Jacob Cremer	1220 Scott St	Request for Alternative Design for Section 27-283.6 - Shared Parking	N/A	N/A
DE1-26-175	Marc Mobley	3223 W Barcelona St	Request for Alternative Design for Section 27-156. - Official schedule of district regulations Table 4-2 note 14 (Front yard setback reduction)	Palma Ceia Neighborhood Assn, Inc. Virginia Park Neighborhood Assn, Inc. Bayshore Gardens Neighborhood Assn, Inc. Palma Ceia West Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	N/A
DE1-26-174	Chris Robinson	10824 N Nebraska Ave	Request for Alternative Design for Section 27-284.3.3 - Buffers.	North Tampa Community Neighborhood Assn.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-173	Yusniel Rodriguez	2618 W Saint John St	Request for Alternative Design for Section 27-161. - Lots, yards and measurements. Determination of yard	MacFarlane Park Association and Neighborhood Watch West Tampa CRA Community Advisory Committee Informed Neighbor Bowman Heights Neighborhood Watch Riverbend Civic Assn. Bowman Heights Highland Pines Community Task Force, Inc. Armory Gardens Civic Assn.	N/A
DE1-26-172	Cesar Morales	3639 S Manhattan Ave	Request for Alternative Design for Section 27-284 - Alternative buffers and screening	FairOaks/Manhattan Manor Neighborhood Assn. Belmar Gardens Neighborhood Virginia Park Neighborhood Assn, Inc. Southtown Park HOA Bel Mar Shores Civic Assn, Inc. Virginia Park Neighborhood Assn. Palma Ceia Neighborhood Assn, Inc. Bayside West Neighborhood Assn, Inc. Belmar Gardens Neighborhood Assn.	N/A
DE1-26-171	H Mart Companies, Inc	3908 W Hillsborough Ave	Request for Alternative Design for Section 27-283.10. - Administrative variance of required parking spaces	Drew Park Advisory Committee Drew Park CRA Community Advisory Committee Bowman Heights Grant Park Civic Assn.	N/A
DE1-26-169	Sara Mira	1412 Hilton Pl	Request for Alternative Design for Section 27-211.2.1. - Parking Placement (location of parking space(s)) [2, 3]	Old Seminole Heights Neighborhood Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Asson Seminole Heights East Neighborhood Assn South Seminole Heights Civic Assn, Inc.	N/A

Special Uses - Alcoholic Beverage Sales

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
AB2-26-10	Jessica Wohlers	6203 N Florida Ave	Small Venue Beer, Wine and Liquor (Consumption on-premises and package sales/off-premises consumption)	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.	09/24/2026 @ 5:30pm
AB2-26-17	Raj Patel	1601 N Franklin St	Small Venue Beer, Wine and Liquor (Consumption on premises only)	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.	09/24/2026 @ 5:30pm
AB2-26-19	TGBA Inc.	6207 S Dale Mabry Hwy	Small Venue Beer, Wine and Liquor (Consumption on premises only)	Gandy Civic Assn Southtown Park HOA Belmar Gardens Neighborhood Ballast Point Neighborhood Assn Bayside West Neighborhood Assn, Inc. Interbay - South of Gandy Civic Assn	09/24/2026 @ 5:30pm
AB2-26-16	Warren Dietel	5804 E Columbus Dr	Small Venue Beer, Wine and Liquor (Consumption on-premises and package sales/off-premises consumption)	Jackson Heights Neighborhood Assoc. & Crime Watch	09/24/2026 @ 5:30pm
AB2-26-20	Terry Haley	210 E Fowler Ave	Restaurant Beer, Wine and Liquor (Consumption on premises only)	Forest Hills Neighborhood Assn, Inc.	09/24/2026 @ 5:30pm

Special Uses

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
SU1-26-79	Wilner Pintro	409 W Alva St	Dwelling Unit: Accessory	South Seminole Heights Civic Assn, Inc. VM Ybor Neighborhood Assn & Crimewatch Southeast Seminole Heights Civic Assn, Inc.	N/A
SU1-26-78	Alan Dobbs	207 E Ross Ave	Extended Family Residence	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	N/A
SU1-26-77	Lonza Tampa, LLC	5119 W Grace St	Dwelling Unit: Accessory	DSCA	N/A
SU1-26-78	Alan Dobbs	207 E Ross Ave	Extended Family Residence	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	N/A
SU1-26-77	Lonza Tampa, LLC	5119 W Grace St	Parking, Off street; Principal Use	DSCA	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
SU1-26-75	Fakir Hossain	1913 E 21st Ave	Dwelling Unit: Accessory	College Hill-Belmont Heights Neighborhood Assn & Crime Watch Ybor City Management LLC Ybor Heights Neighborhood Assn & Watch Group Tampa Overlook Neighborhood Assn Jackson Heights Neighborhood Assoc & Crime Watch Hyde Park Homeowner Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch K Bar Ranch	N/A
SU1-26-73	Kevin Robles	703 E Broad 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

Vacating

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VAC-26-15	David Reed	2602 E 4th Ave	Unimproved ROW-Alley	Historic East Ybor & Gary Neighborhood Assn. Ybor City Manangement LLC, David Bailey, Old Seminole Heights Neighborhood Assn, Inc.	09/17/2026 2nd Reading @10:00am
VAC-26-11	Victoria Chon	9401 N 14th St	Unimproved ROW-Alley	North Tampa Community Neighborhood Assoc.	09/17/2026 1st Reading @10:30am
VAC-26-07	Jeffrey Mason	3902 W Wyoming Ave	Unimproved ROW-Alley	Gandy Civic Assn. Southtown Park HOA Belmar Gardens Neighborhood Bayside West Neighborhood Assn, Inc.	TBD 2nd Reading @10:00am

Variance

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-78	Florida Community of Mindfulness Inc/Brent Hall	6501 N Nebraska Ave	Generator to be installed 4 feet from property line.	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.	09/15/2026 @5:30pm
VRB-26-80	Joseph G and Loretta O'Keeffe/ Zachary Pease	3324 W San Miguel St. S.	Reduce rear yard setback from 20 feet to 3 feet for a pool greater than 12 inches above grade.	Palma Ceia Neighborhood Assn, Inc. Virginia Park Neighborhood Assn, Inc. Bayshore Gardens Neighborhood Assn, Inc. Palma Ceia West Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	09/15/2026 @5:30pm
VRB-26-83	Thomas and Tiffany Hernandez/ Adam Smith	5832 Mariner St	Reduce side yard setback from 7' to 6.9' Reduce equipment setback from 3' to .2' for stairs to access TECO meter.	Beach Park Homeowners Assn, Inc., Westshore Alliance, Bayshore Beautiful Neighborhood Assn, Inc., Bayshore Gardens Neighborhood Assn, Inc., Armory Gardens Civic Assn	09/15/2026 @5:30pm
VRB-26-84	Blair Chastain/ Shalom Halfon	4003 W Gray St.	Reduce rear yard setback from 20 feet to 6 feet	North Bon Air Neighborhood Assn, Inc. Westshore Alliance	09/15/2026 @5:30pm
VRB-26-89	Heather Eaton/ Joseph Suarez	3013 Bayshore Pointe Dr.	Reduce rear yard setback from 10 feet to 5 feet	Ballast Point Neighborhood Assn. Southtown Park HOA, Belmar Gardens Neighborhood Ballast Point Neighborhood Assn.	09/15/2026 @5:30pm
VRB-26-90	David and Cheryl Stephenson/ Joseph Suarez	3042 Pointeview Dr.	Reduce rear yard setback from 10 feet to 5 feet	Ballast Point Neighborhood Assn. Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Assn.	09/15/2026 @5:30pm
VRB-26-91	Sisters of The Holy Names Us – Ontario Province/Ricky Peterika	3319 Bayshore Blvd	Remove 1 nonhazardous grand tree damaging a retaining wall	N/A	09/15/2026 @5:30pm
VRB-26-92	Renee Nellenbach	1708 W Bedingfield Dr.	Reduce front accessory structure setback from 60 feet to 26 feet	Wellswood Civic Assn, Inc. Tampa Overlook Neighborhood Assn. Old Seminole Heights Neighborhood Assn, Inc.	09/15/2026 @5:30pm
VRB-26-93	Mario Orta/ Carlos Castilla	3028 W Palmetto St.	1.Reduce rear accessory setback from 3 feet to 1 foot 2.Reduce side accessory setback from 3 feet to 2.5 feet	MacFarlane Park Assn & 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	09/15/2026 @5:30pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-97	Nicholas & Vanessa Dister/ Steve Smith	4510 W Azeele St.	1.Reduce rear yard setback from 20 feet to 18 feet. 2. Reduce eave to eave separation from 10 feet to 3 feet	Beach Park Homeowners Assn, Inc. Westshore Alliance, Bayshore Beautiful Neighborhood Assn, Inc. Bayshore Gardens Neighborhood Assn, Inc. Armory Gardens Civic Assn.	09/15/2026 @5:30pm
VRB-26-100	Michael Spanos/ Shalom Halfon	3916 W San Rafael St.	Reduce the required rear yard setback from 12 feet to 10 feet to allow for a rear addition to the existing single-family residence.	Palma Ceia West Neighborhood Assn, Inc. Virginia Park Neighborhood Assn, Inc.	09/15/2026 @5:30pm
VRB-26-114	Kayla and Timothy Lehn/Chance Langford	4408 W Price Ave.	Increase building height from 15 feet to 15 feet 8 inches	Gandy Civic Assn. Southtown Park HOA, Belmar Gardens Neighborhood Bayside West Neighborhood Assn, Inc.	09/15/2026 @5:30pm

Rezoning

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-26-20	Alex Rios	4710 W McElroy Ave	RS-75 to PD (Residential, Single-Family Detached and Semi-Detached)	Gandy Civic Assn Southtown Park HOA Belmar Gardens Neighborhood Bayside West Neighborhood Assn, Inc.	09/10/2026 @ 5:01pm
REZ-26-23 (Con't from 6/23/26. Applicant has agreed to re-notice.)	Clay Matthews	2522 W Kennedy Blvd	PD to PD (Business, Professional and Medical Office)	Palma Ceia Pines Armory Gardens Civic Assn. Parkland Estates Civic Club, Inc.	09/10/2026 @ 5:01pm
REZ-26-34	Benjamin Strand	4400 W Boy Scout Blvd	PD to PD (Bar/Lounge, Bank Drive-In, Hotel, Office, Restaurant, and All CG Uses)	Carver City/Lincoln Gardens Civic Assn, Inc. Westshore Alliance Bowman Heights Bel Mar Shores Civic Assn, Inc. DSCA	09/10/2026 @ 5:01pm

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	09/10/2026 @ 5:01pm
REZ-26-34	Benjamin Strand	4400 W Boy Scout Blvd	PD to PD (Bar/Lounge, Bank Drive-In, Hotel, Office, Restaurant, and All CG Uses)	Carver City/Lincoln Gardens Civic Assn, Inc. DSCA Westshore Alliance Bowman Heights Bel Mar Shores Civic Assn, Inc.	09/10/2026 @ 5:01pm
REZ-26-61	Azam Elsheikh	205 S Fremont Ave	RM-16 to PD (Residential Single Family Detached and Semi-Detached)	SoHo Neighborhood Assn, Inc. Westland Park HOA SOHO Business Alliance Ameryllis Garden Circle Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.	09/10/2026 @ 5:01pm
REZ-26-62	Mark Bentley	5600 Mariner St	OP-1 to PD (Residential Multiple Family, Office, Business & Professional, All CG Uses, All CN Uses	Beach Park Homeowners Assn, Inc. Westshore Alliance Bayshore Beautiful Neighborhood Assn, Inc. Bayshore Gardens Neighborhood Assn, Inc. Armory Gardens Civic Assn	09/10/2026 @ 5:01pm
REZ-26-63	David Susa	2115 W Saint John St	RS-50 to PD (Residential Single Family Attached)	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	09/10/2026 @ 5:01pm
REZ-26-64	Jeff Shurtleff	6206 S 6th St	PD to PD (Residential Single Family Detached)	Interbay - South of Gandy Civic Assn. Southtown Park HOA Belmar Gardens Neighborhood Ballast Point Neighborhood Assn.	09/10/2026 @ 5:01pm
REZ-25-66	Matan Klaff	2910 E Clark St	RM-16 to PD (Residential Single Family Attached)	Palmetto Beach Community Assn, Inc.	09/10/2026 @ 5:01pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-26-76	Sean Franklin	109W Amelia Ave	RM-24 to PD (Residential Multiple Family)	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	09/10/2026 @ 5:01pm
REZ-26-83	Robert Hottinger	2423 E Ida St	RS-50 to PD (Place of Religious Assembly)	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 Tampa Overlook Neighborhood Assn. East Tampa 1	09/10/2026 @ 5:01pm

Architectural Review Commission

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
ARC-26-293/ VAC-26-12	Pineywoods Properties LLC, Pineywoods Florida IV LLC, Pineywoods Florida VII LLC Agent: Tyler Hudson and Gardner Brewer Hudson, P.A.	207, 209, 215 W. Verne Street; 210 & 212 W. Beach Place	Commercial Recommendation – Alley Vacating	Hyde Park Spanishtown Creek Civic Assn, Spanishtown Creek Civic Assn, 345 Bayshore Condominium Assn. Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. SoHo Neighborhood Assn, Inc. Historic Hyde Park Neighborhood Assn, Inc.	9/2/2026 @ 5:30pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
ARC-26-0000361 / REZ-26-0000019	UUGE Properties II LLC Agent: Azam Elsheikh, Global Engineering Associates, Inc. and Steve Michelin	1350 S. Howard Avenue	Commercial Recommendation - Rezoning From CG to PD	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. SOHO Business Alliance, Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.	9/2/2026 @ 5:30pm
ARCTAX-26-04	Rexford Andrew and Kimberly Cox Agent: Jim Lloyd, Lloyd Craftsmen, Inc.	909 S. Dakota Ave.	Residential Request: Ad Valorem Property Tax Exemption Part II, Post-Rehabilitation	Historic Hyde Park Neighborhood Assn, Inc. SOHO Business Alliance, Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Hyde Park Preservation Inc, Hyde Park Spanishtown Creek Civic Assn	9/9/2026 @ 5:30pm
ARC-26-352	City of Tampa Agent: Angela Hendershot and Rowe Architects	Plant Hall - 401 W. Kennedy Blvd.	Commercial Request: Certificate of Appropriateness – Alteration: Glass Entry Doors	Bowman Heights, One Laurel PlaceNorth Hyde Park Civic Assoc. Neighborhood Crime Watch, Land Development	9/9/2026 @ 5:30pm
ARC-26-379	TRSTE LLC, a Florida Limited Liability Company, as Trustee of Gulf Breeze Land Trust Agent: Kevin Robles, Domain Homes, Inc. dated 3/26/2026	5804 N. Cherokee Ave.	Residential Request: Request:Certificate of Appropriateness -New Construction: Single Family Residence Detached Garage Site Improvements	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.	9/9/2026 @ 5:30pm
ARC-26-380	TRSTE LLC, a Florida Limited Liability Company, as Trustee of Gulf Breeze Land Trust Agent:Kevin Robles, Domain Homes, Inc. dated 3/26/2026	5808 N. Cherokee Ave	Residential Request:Certificate of Appropriateness -New Construction: Single Family Residence Detached Garage Site Improvements	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.	9/9/2026 @ 5:30pm

Barrio Latino Commission

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
BLC-26-173/REZ-26-99	Ybor Land, LLC; International Core Co. of Tampa; Ybor Park, LLC Agent: Tyler Hudson and Gardner Brewer Hudson, P.A	1704 E. 3rd Ave, 1720 & 1722 E. 3rd Ave, & 1728 E. 2nd Ave	Commercial Request: Recommendation - Rezoning from YC-6 and YC-9 to YC-9	Historic Ybor Neighborhood Civic Assn, Inc. Ybor City Management LLC David Bailey Hyde Park Spanishtown Creek Civic Assn Bowman Heights	09/22/2026 @9:00am
BLC-26-164/REZ-26-39	Bayshore Group, II LLC Agent: Maynor Perea-Zelaya	1301 E. Columbus Dr.	Commercial Request: Recommendation - Rezoning from YC-2 to YC-9	VM Ybor Neighborhood Assn & Crimewatch VM Ybor Neighborhood Assn. Informed Neighbor Hyde Park Homeowner Tampa Overlook Neighborhood Assn. Ybor Heights Neighborhood Assn & Watch Group	09/22/2026 @9:00am



Development Coordination
2555 E Hanna Avenue
Tampa, FL 33610

Phone: (813) 274-3100
Fax: (813) 259-1712

tampa.gov