



CARES NEWSLETTER

COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE



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AUGUST 2026

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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.

Welcome to the “Dog Days of Summer”, which has nothing to do with it being so hot that even dogs don’t want to play. It is based on the location of Sirius, the brightest star in the constellation Canis Major, rises in the summer sky. Even so, make sure that your furry friends are well hydrated if they are outside playing. One option is to freeze a water bowl and let the heat slowly melt the ice so your pup will have cold water.

School is right around the corner, with the first day for Hillsborough County schools being August 10th. The [school tax holiday](#) is in session and ends on August 20th.

Hurricane season is in full swing. Hopefully, the season will remain nice and calm, but you can still purchase many [hurricane items](#) tax free.

At the September 24th Tampa City Council workshop, Development Coordination, Construction Services and Historic Preservation will be presenting the findings of the fee study conducted by Raftelis, a consultant contracted by the City.

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
Treetquestions@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 **
DE1-26-167	Kenny Gil	319 W Jean St	Request for Alternative Design for Section 27-239 - Alternative Design - Seminole Heights (garage recession)& 27-239 - Alternative Design - Seminole Heights (roof pitch)	Old Seminole Heights Neighborhood Assn, Inc. & Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assoc. Seminole Heights East Neighborhood Assoc. South Seminole Heights Civic Assn, Inc.	N/A
DE1-26-166	Juan Vasquez Mata	3517 E 27th Ave	Request for Alternative Design for Section 27-240 East Tampa Overlay District Design Standards (Principal structure setbacks)	Jackson Heights Neighborhood Assoc. & Crime Watch Tampa Overlook Neighborhood Assn.	N/A
DE1-26-165	Mark Brenchley	101 E Kennedy Blvd	Request for Alternative Design for Section 27-289.3. - Allowable signs- Transfer building signage	Downtown River Arts Neighborhood Assn. 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 The Residences of Franklin Street Condominium Assn, Inc. One Laurel Place Franklin Street City Lofts HOA Inc Hyde Park Spanishtown Creek Civic Assn. Tampa Downtown Partnership, Inc.	N/A
DE1-26-164	Kellan Wallace	1902 W State St	Request for Alternative Design for Section 27-290.1. - Fence and wall regulations. (Height increase)-	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 Association Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-163	Harry Felsenthal	3820 N 37th St	Request for Alternative Design for Section 27-240. (e)(2)c.8. - Sidewalk	Jackson Heights Neighborhood Assoc. & Crime Watch Tampa Overlook Neighborhood Assn.	N/A
DE1-26-162	Mark Brenchley	6425 N Florida Ave	Request for Alternative Design for Section 27-289.3. - Allowable signs- Transfer building signage-	Old Seminole Heights Neighborhood Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assoc. Seminole Heights East Neighborhood Assoc. South Seminole Heights Civic Assn, Inc.	N/A
DE1-26-161	Leon Chandler	4605 N 26th St	Request for Alternative Design for Section 27-240. - East Tampa Overlay District Design Standards (Front door Orientation)-	East Tampa 1 Tampa Overlook Neighborhood Assoc.	N/A
DE1-26-159	Curt Johnson	4700 N Nebraska Ave	Request for Alternative Design for Section 27-283.6 Shared Parking	Southeast Seminole Heights Civic Assn, Inc. Informed Neighbor Tampa Overlook Neighborhood Assoc. Seminole Heights East Neighborhood Assoc. Ybor Heights Neighborhood Assoc & Watch Group VM Ybor Neighborhood Assoc & Crimewatch	N/A
DE1-26-157	Azam Elsheikh	2109 W North A St	Request for Alternative Design for Section 27-241(c)(2) - Site a building 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 Assn, Inc. Armory Gardens Civic Assoc. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.	N/A
DE1-26-156	Boyan Pargov	17120 Morris Bridge Rd	Request for Alternative Design for Section 27-284.3.3 - Buffers.	Laura Vista Homeowners Assoc, Inc.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-155	Leslie Van Trump	3407 Machado St	Request for Alternative Design for Section 27-240 East Tampa Overlay District Design Standards (Principal structure setbacks) Front setback from 15ft to 6.9FT	College Hill-Belmont Heights Neighborhood Assn & Crime Watch Ybor City Management LLC Ybor Heights Neighborhood Assoc & Watch Group Tampa Overlook Neighborhood Assn. Jackson Heights Neighborhood Assoc & Crime Watch Hyde Park Homeowner Ybor Heights Neighborhood Assoc. & Watch Group VM Ybor Neighborhood Assn & Crimewatch K Bar Ranch	N/A
DE1-26-154	Darryl Shaw	1304 N 17th St	Request for Alternative Design for Section 27-283.12 - Parking Lot Standards	Historic Ybor Neighborhood Civic Assn, Inc. Ybor City Management LLC David Bailey Hyde Park Spanishtown Creek Civic Assn. Bowman Heights	N/A
DE1-26-153	Philip Westermann	1917 W Kennedy Blvd	Request for Alternative Design for Section 27-178 Parking requirements (Parking reduction)	North Hyde Park Civic Assn, Inc. Westland Park HOA SOHO Business Alliance Ameryllis Garden Circle Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc. West Tampa CRA Community Advisory Committee North Hyde Park Civic Assoc .Neighborhood Crime Watch NORTH HYDE PARK ALLIANCE Bowman Heights West Riverfront Neighborhood Crimewatch Assn, Inc. Armory Gardens Civic Assoc. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc. SoHo Neighborhood Assn, Inc.	N/A
DE1-26-151	Jake Greenstein	7309 N Taliaferro Ave	Request for Alternative Design for Section 27-283.12. - Off-street parking space standards	Old Seminole Heights Neighborhood Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assoc. Seminole Heights East Neighborhood Assoc. South Seminole Heights Civic Assn, Inc.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-150	Yareli Rodriguez	3705 N 51st St	Request for Alternative Design for Section 27-284.3.3 - Buffers.	Grant Park Civic Assn.	N/A
DE1-26-149	Yareli Rodriguez	3814 Phillips St	Request for Alternative Design for Section 27-284.3.3 - Buffers.	Grant Park Civic Assn.	N/A
DE1-26-148	Anthony Lee	3508 S Manhattan Ave	Request for Alternative Design for Section 27-283.11. - Vehicle parking (parking reduction/ modification)	Virginia Park Neighborhood Assn, Inc. Virginia Park Neighborhood Assoc. Belmar Gardens Neighborhood Palma Ceia Neighborhood Assn, Inc. Bayside West Neighborhood Assn, Inc. Southtown Park HOA Belmar Gardens Neighborhood Bel Mar Shores Civic Assn, Inc. Belmar Gardens Neighborhood Assoc.	N/A
DE1-26-147	Lev Palei	3812 N 54th St	Request for Alternative Design for Section 27-240. - East Tampa Overlay District Design Standards (h)Parking: Off-street parking requirements	Grant Park Civic Assn.	N/A

Special Uses

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
SU1-26-72	Mladen Grigorov	322 W Giddens Ave	Extended Family Residence	South Seminole Heights Civic Assoc, Inc. VM Ybor Neighborhood Assoc & Crimewatch Southeast Seminole Heights Civic	N/A
SU1-26-71	Garrett Honeycutt	206 W Genesee St	Dwelling Unit: Accessory	South Seminole Heights Civic Assoc, Inc. VM Ybor Neighborhood Assoc & Crimewatch Southeast Seminole Heights Civic Assoc, Inc.	N/A
SU1-26-69	Shanika Small	3610 N 31st St	Congregate Living Facility: Small Group Care	Jackson Heights Neighborhood Assoc. & Crime Watch Tampa Overlook Neighborhood Assn.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
SU1-26-67	Oreste Infante	3410 N 15th St	Dwelling: Single Family Attached	College Hill-Belmont Heights Neighborhood Assoc. & Crime Watch VM Ybor Neighborhood Assn. Informed Neighbor Hyde Park Homeowner Tampa Overlook Neighborhood Assoc. Ybor Heights Neighborhood Association & Watch Group VM Ybor Neighborhood Assoc. & Crimewatch Hyde Park Homeowner Ybor Heights Neighborhood Assoc. & Watch Group K Bar Ranch VM Ybor Neighborhood Assn. & Crimewatch	N/A
SU1-26-66	Frederick Coutant	3103 W Pearl Ave	Dwelling Unit: Accessory	Ballast Point Neighborhood Assn. Southtown Park HOA Belmar Gardens Neighborhood Ballast Point Neighborhood Assoc. Interbay - South of Gandy Civic Assoc.	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.	08/20/2026 1st Reading @5:01pm
VAC-26-11	Victoria Chon	9401 N 14th St	Unimproved ROW-Alley	North Tampa Community Neighborhood Assoc.	08/27/2026 1st Reading @10:30am
VAC-26-08	Nikki Day	5020 N 47th St	Improved ROW-Alley	The Legacy of Fair Oaks Community Assn. 345 Bayshore Condominium Assn. Tampa Overlook Neighborhood Assn.	TBD 2nd Reading @10:00am
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.	08/27/2026 1st Reading @10:30am

Variance

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-56	Channelside Partners LLC/ Ricky Peterika	3917 N Nebraska Ave	Remove one non-hazardous grand tree Reduce tree retention from 50 percent to 15 percent	Southeast Seminole Heights Civic Assn, Inc. VM Ybor Neighborhood Assoc. & Crimewatch Informed Neighbor Tampa Overlook Neighborhood Assn Seminole Heights East Neighborhood Assoc. Ybor Heights Neighborhood Assoc. & Watch Group VM Ybor Neighborhood Assoc. & Crimewatch Ybor Heights Neighborhood Assoc. & Watch Group	08/11/2026 @5:30pm
VRB-26-72	Berns Steak House/Ricky Peterika	2208 W Morrison Ave	Request to remove 2 grand trees Request to reduce required parking from 78 spaces to 58 Reduce front setback from 10' to 8' for bay windows	Historic Hyde Park Neighborhood Assn, Inc. SOHO Business Alliance Ameryllis Garden Circle Palma Ceia West Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Parkland Estates Civic Club Bowman Heights Tampa Heights Civic Assn, Inc. Historic Hyde Park Neighborhood Assn, Inc. New Suburb Beautiful Civic Assn, Inc.	08/11/2026 @5:30pm
VRB-26-48	Marwan Asadi/ James Bennett	11107 N 51st St.	Reduce the rear yard setback from 20 feet to 4.9 feet. Reduce side yard setback from 7 feet to 4 feet.	Terrace Park Civic Assocn, Inc. 345 Bayshore Condominium Assn.	08/11/2026 @5:30pm
VRB-26-61	Cameron and Brittany Brown	4224 W Barcelona St.	Request rear setback change for accessory pool from 5t to 3ft.	Virginia Park Neighborhood Assn, Inc. Virginia Park Neighborhood Assoc Belmar Gardens Neighborhood Palma Ceia Neighborhood Assn, Inc. Bayside West Neighborhood Assn, Inc.	08/11/2026 @5:30pm
VRB-26-77	Brian and Kelly Brelje	4337 S Coolidge Ave	Reduce rear yard setback from 20 feet to 10 feet	FairOaks/Manhattan Manor Neighborhood Assoc. Southtown Park HOA Belmar Gardens Neighborhood Virginia Park Neighborhood Assn, Inc.	08/11/2026 @5:30pm
VRB-26-81	Lisa Morgan/ Joseph Caito	4005 W Cleveland St.	Reduce west side yard setback from 7 feet to 3 feet	Swann Estates Neighborhood Assn, Inc.	08/11/2026 @5:30pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-86	Sean Daniel	3924 W Palmira Ave.	Reduce corner yard pool setback from 15 feet to 4 feet	Virginia Park Neighborhood Assn, Inc. Virginia Park Neighborhood Assoc. Belmar Gardens Neighborhood Palma Ceia Neighborhood Assn, Inc. Bayside West Neighborhood Assn, Inc. Palma Ceia West Neighborhood Assn, Inc.	08/11/2026 @5:30pm
VRB-26-87	4130 Gandy Blvd LLC/ Addie Mentry	4132 W Gandy Blvd	Increase signage from 0 square feet to 4,118.36 square feet	Gandy Civic Assoc. Southtown Park HOA Belmar Gardens Neighborhood Bayside West Neighborhood Assn, Inc.	08/11/2026 @5:30pm
VRB-26-88	Slapshot Management Group LLC/ Thomas Signs and Awning LLC	4075 Henderson Blvd.	Reduce freestanding sign setback from 5 feet to 0 feet	Palma Ceia West Neighborhood Assn, Inc. Virginia Park Neighborhood Assoc, Inc.	08/11/2026 @5:30pm

Rezoning

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-26-08	Joshua Fuller	7700 W Courtney Campbell Cswy	PD to PD (Hotel, Multiple Family and All CG uses)	DSCA	08/20/2026 @ 5:01pm
REZ-26-41	Azam Elsheikh	4208 W Bay to Bay Blvd	CG and RS-60 to PD (Medical Office, All CG Uses & all RS-60 uses)	Virginia Park Neighborhood Assn, Inc. Virginia Park Neighborhood Assoc. Belmar Gardens Neighborhood Palma Ceia Neighborhood Assn, Inc. Bayside West Neighborhood Assn, Inc.	08/20/2026 @ 5:01pm
REZ-26-42	Darryl Shaw	2701 E 2nd Ave	IH to PD-A (All Residential Types, All CI Uses, Recycling Materials and Goods)	Historic East Ybor and Gary Neighborhood Assn. Ybor City Management LLC David Bailey Old Seminole Heights Neighborhood Assoc, Inc. Palmetto Beach Community Assn, Inc.	08/20/2026 @ 5:01pm
REZ-26-48	John Doucette	11607 N Florida Ave	CI to PD (Vehicle Sales & Leasing & Minor and Major Vehicle Repair)	Forest Hills Neighborhood Assn, Inc.	08/20/2026 @ 5:01pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-26-55	Azam Elsheikh	107 N Armenia Ave	CG to PD (Business Professional Office and all CG uses)	North Hyde Park Civic Assn, Inc. Parkland Estates Civic Club, Inc. Palma Ceia Pines Armory Gardens Civic Assn Westland Park HOA SOHO Business Alliance Ameryllis Garden Circle Historic Hyde Park Neighborhood Assn, Inc. West Tampa CRA Community Advisory Committee North Hyde Park Civic Assoc. Neighborhood Crime Watch NORTH HYDE PARK ALLIANCE Bowman Heights West Riverfront Neighborhood Crimewatch Assn, Inc. SoHo Neighborhood Assn, Inc. Palma Ceia Pines	08/20/2026 @ 5:01pm
REZ-26-57	Daniel Sefair	6111 North Rome Ave	RS-50 to PD (Residential Single-Family Detached and Attached)	Riverbend Civic Assn.	08/20/2026 @ 5:01pm
REZ-25-67	Javan Ortiz	2018 Grant St	PD to CG	Palmetto Beach Community Assn, Inc.	08/20/2026 @ 5:01pm
REZ-26-75	Janaki Sivanesan	5250 E Broadway Ave	PD to PD (Warehouse, All CI Uses and Accessory Open Storage)	Jackson Heights Neighborhood Assoc & Crime Watch	08/20/2026 @ 5:01pm
REZ-26-77	Samantha Allberry	4001 North Riverside Dr	SH-CG to SH-PD (Professional Residential Treatment Facility)	Riverside Heights Civic Assn. VM Ybor Neighborhood Assoc & Crimewatch Southeast Seminole Heights Civic Assn, Inc. Bowman Heights Old Seminole Heights Neighborhood Assn, Inc. South Seminole Heights Civic Assn, Inc.	08/20/2026 @ 5:01pm

Architectural Review Commission

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
ARC-25-524	Jose Polar Agent: George Lam	5605 N. Branch Avenue	Certificate of Appropriateness -New Construction: Addition to Primary Structure Site Improvement	Old Seminole Heights Neighborhood Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Asson Seminole Heights East Neighborhood Assoc. South Seminole Heights Civic Assn, Inc.	08/03/2026 @ 5:30pm
ARC-25-171	Kevin D. Robles Agent: Fred Henry	407 E. Adalee Street	Certificate of Appropriateness -New Construction: Single Family Residence Accessory Structure Site Improvements	Old Seminole Heights Neighborhood Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assoc. Seminole Heights East Neighborhood Assoc. South Seminole Heights Civic Assn, Inc.	08/03/2026 @ 5:30pm
ARC-26-306	Matthew Brazis and Erika E. Hanson Agent: BBE-Boggs Engineering, LLC/Catherine Coyle	1410 S. De Soto Ave	Certificate of Appropriateness -Demolition: Contributing Accessory Structure New Construction: Accessory Structure Site Improvements	Historic Hyde Park Neighborhood Assn, Inc.SOHO Business AllianceBayshore Gardens Neighborhood Assn, Inc.Parkland Estates Civic Club, Inc.	08/05/2026 @ 5:30pm
ARC-26-340	Ulele, Inc. Agent: John Saldana, GROH Architecture	1810 N Highland Ave	Certificate of Appropriateness - New Construction: Addition to Primary Structure Renovation Site Improvements	Tampa Heights Civic Assn, Inc.Tampa Heights Civic Assn Land Use CommitteeResidents of Adalee StOne Laurel PlaceInformed NeighborTampa Overlook Neighborhood AssnBowman HeightsVM Ybor Neighborhood Assn & CrimewatchYbor Heights Neighborhood Assn & Watch GroupRiverside Heights Civic Assn	08/05/2026 @ 5:30pm

Barrio Latino Commission

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
BLC-26-115	KS Gateway Property Owner LLC Agent: Deji Oguntebi	1402 N 15th St	Certificate of Appropriateness -Relocation of Contributing Structure Site Improvements	Historic Ybor Neighborhood Civic Assn, Inc.Ybor City Management LLCDavid BaileyHyde Park Spanishtown Creek Civic AssnBowman Heights	08/25/2026 @9:00am
BLC-26-117	KS Gateway Property Owner LLC Agent: Deji Oguntebi	1419 E 4th Ave & 1402 N 15th St	Certificate of Appropriateness -New Construction: Commercial Three Story Venue Site Improvements	Historic Ybor Neighborhood Civic Assn, Inc.Ybor City Management LLCDavid BaileyHyde Park Spanishtown Creek Civic AssnBowman Heights	08/25/2026 @9:00am
BLC-26-128	701 Garber Investments, LLC Agent:Andrew Matson	1901 E. 7th Avenue	Certificate of Appropriateness - Modifications: Bike Racks Signage	Historic Ybor Neighborhood Civic Assn, Inc.Ybor City Management LLCDavid BaileyHyde Park Spanishtown Creek Civic Assn.Bowman Heights	08/25/2026 @9:00am
BLC-26-164 / REZ-26-39	Bayshore Group, II LLC	1301 E. Columbus Drive	Recommendation - Rezoning from YC-2 to YC-9	VM Ybor Neighborhood Assn & CrimewatchVM Ybor Neighborhood Assoc.Informed NeighborHyde Park Homeowner Tampa Overlook Neighborhood Assn. Ybor Heights Neighborhood Assoc & Watch Group	08/25/2026 @9:00am



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tampa.gov