



CARES NEWSLETTER

COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE



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MARCH 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.

Hello Tampa. As we thaw out from this year's Winter, Spring is around the corner as the equinox is on March 20. Before we know it, we will miss the cold weather as summer will settle in Tampa style by May. Hurricane season is less than 92 days away. Now is the time to start planning.

On March 2, 2026, the first public presentation of Tampa Forward will take place at the Hanna City Center, beginning at 6:30 PM. Clarion Associates will share their recommendations during the meeting. Members of the public may attend in person at the City Center on Hanna Avenue or participate virtually. Pre-registration is required. To register, please complete the form linked below. Requests to speak remotely must be requested at least 24 hours prior to the meeting.



Complete the form at: [Tampa Updates its Land Development Code](#)

On March 5, Clarion Associates will present to the City Council the proposed changes and updates to the zoning regulations.

On March 14, 2026, the River O 'Green will take place between 11 AM and 4 PM.

The University of South Florida Bulls will be hosting first and second round games for March Madness on March 20 and 22 at Benchmark International Arena.

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 **
DE1-26-79	James Wheeler	2301 N Howard Ave	Request for Alternative Design for Section 1. Sec. 27-156. (c) Table 4-2 - Front Setback: RM-16 requires a 25-foot Front Setback. Request for a 5-foot setback. 2. Sec. 27-156. (c) Table 4-2 - Corner Setback: RM-16 requires a 7-foot Corner Setback. Request for a 1-foot setback.	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
DE1-26-78	Adam Harden	6303 N River Blvd	Request for Alternative Design for Section 27-211.2.1. - General District Development Standards for Seminole Heights - Residential Single-family detached (SH-RS) district. Table 211.2.1a - Reduction of setback.	Old Seminole Heights Neighborhood Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assoc. Seminole Heights East Neighborhood Assoc. South Seminole Heights Civic Assoc, Inc. Riverbend Civic Assoc	N/A
DE1-26-77	Adam Harden	6301 N River Blvd	Request for Alternative Design for Section 27-211.2.1. - General District Development Standards for Seminole Heights - Residential Single-family detached (SH-RS) district. Table 211.2.1a - Reduction of setback.	Old Seminole Heights Neighborhood Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assoc. Seminole Heights East Neighborhood Assoc. South Seminole Heights Civic Assoc, Inc. Riverbend Civic Assoc	N/A
DE1-26-76	Wydel Simmons	109 E Jean St	Request for Alternative Design for Section 27-211.2.1-General District Development Standards for Seminole Heights - Residential Single-family detached (SH-RS) district.	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
DE1-26-75	Megan Reeves	3901 S WestShore Blvd	Request for Alternative Design for Section 27-284.3.3. - Landscaped area and tree planting requirements (Reduction of buffer)	Bayside West Neighborhood Assn, Inc. Belmar Gardens Neighborhood Virginia Park Neighborhood Assn, Inc. Beach Park Homeowners Assn, Inc.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-74	Alan Dobbs	709 S Blvd	Request for Alternative Design for Section 27-290. - Accessory structures (Heights increase beyond regulation)	Historic Hyde Park Neighborhood Association, Inc. Hyde Park Preservation Inc Hyde Park Spanishtown Creek Civic Association Bayshore Gardens Neighborhood Association, Inc. Parkland Estates Civic Club, Inc. Spanishtown Creek Civic Association SoHo Neighborhood Association, Inc. SOHO Business Alliance Bayshore Gardens Neighborhood Association, Inc. Hyde Park Preservation, Inc.	N/A
DE1-26-73	Daniel Anderi	2924 E Dr. MLK Jr. Blvd	Request for Alternative Design for Section 27-283.10. - Administrative variance of required parking spaces	East Tampa 1 Tampa Overlook Neighborhood Assn. Jackson Heights Neighborhood Assn. & Crime Watch	N/A
DE1-26-72	Summer Shiver	4939 New Providence Ave	Request for Alternative Design for Section 27-290.1. -Fence and wall regulations	N/A	N/A
DE1-26-71	Pat Montecki	6703 N Armenia Ave	Request for Alternative Design for Section 27-178. - Parking requirements	N/A	N/A
DE1-26-70	Bobbi Foster	1114 S Dunbar Ave	Request for Alternative Design for Section 27-161 – Lots, yards and measurements (e)(4) Determination of yards	Culbreath Heights Civic Assn. San Rafael Place Virginia Park Neighborhood Assoc, Inc. Culbreath Bayou Homeowners Assn, Inc.	N/A
DE1-26-68	Stacey Friello	2918 W Kennedy Blvd	Request for Alternative Design for Section 27-289.3. - Allowable signs- Transfer building signage	Palma Ceia Pines Parkland Estates Civic Club, Inc. Armory Gardens Civic Assn.	N/A
DE1-26-67	Aleja Lucine	7208 N 9th St	Request for Alternative Design for Section Sec. 27-211.2.1. - General District Development Standards for Seminole Heights - Residential Single-family detached (SH-RS) district.	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 **
DE1-26-66	Aleja Lucine	7206 N 9th St	Request for Alternative Design for Section Sec. 27-211.2.1. - General District Development Standards for Seminole Heights - Residential Single-family detached (SH-RS) district.	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
DE1-26-65	Marissa Sander	1717 E 3rd Ave	Request for Alternative Design for Section 27-283.6 Methods of providing required parking and loading	Historic Ybor Neighborhood Civic Assn, Inc. Ybor City Management LLC David Bailey Hyde Park Spanishtown Creek Civic Assoc. Bowman Heights	N/A
DE1-26-64	Brent Balch	1910 N Albany Ave	Request for Alternative Design for Section 27-185.2. - Parking compliance; options for alternative compliance	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
DE1-26-63	Brent Balch	2515 W Palmetto St	Request for Alternative Design for Section	Old West Tampa Neighborhood Assn & Crimewatch West Tampa CRA Community Advisory Committee Informed Neighbor Riverbend Civic Assoc. Bowman Heights Highland Pines Community Task Force, Inc. Armory Gardens Civic Assoc. North Hyde Park Civic Assoc. Neighborhood Crime Watch Bowman Heights Neighborhood Watch MacFarlane Park Assn. & Neighborhood Watch	N/A
DE1-26-62	Mario Rodriguez	806 E Norfolk St	Request for Alternative Design for Section Sec. 27-156(c) Table 4-2 note 14	Old Seminole Heights Neighborhood Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assoc. South Seminole Heights Civic Assn, Inc.	N/A
DE1-26-61	Jeffrey Sardisco	704 N Glen Ave	Request for Alternative Design for Section	Oakford Park Neighborhood Assoc, Inc. Westshore Alliance Armory Gardens Civic Assn.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-59	Kenny Gil	319 W Jean St	Request for Alternative Design for Section 27-239 - Alternative Design - Seminole Heights	Old Seminole Heights Neighborhood Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assoc. South Seminole Heights Civic Assn, Inc.	N/A
DE1-26-57	Shane Oneil	1019 E North St	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 Assoc. Seminole Heights East Neighborhood Assoc. South Seminole Heights Civic Assn, Inc.	N/A
DE1-26-56	Rob Christy	2925	Request for Alternative Design for Section	Bayshore Beautiful Neighborhood Assoc. Inc. Keep Bayshore Beautiful Inc Hawthorne Pond Condominium Assn, Inc. Belmar Gardens Neighborhood 345 Bayshore Condominium Assn. Ballast Point Neighborhood Assoc. Parkland Estates Civic Club, Inc.	N/A
DE1-26-55	Lisa Urban	1220 E Clifton	Request for Alternative Design for Section	Hampton Terrace Community Assoc (HTCA) Richmond Place Seminole Heights East Neighborhood Assoc. Swann Estates Neighborhood Assn, Inc.	N/A
DE1-26-54	Constantino Kastis	2717 W Cass St	Request for Alternative Design for Section	Armory Gardens Civic Assn. Parkland Estates Civic Club, Inc.	N/A
DE1-26-53	Brent Balch	1727 W Union St	Request for Alternative Design for Section. 27-185.2. - Parking compliance; options for alternative compliance	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

Special Uses - Alcoholic Beverage Sales

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
AB1-26-14	Adam Saed	6801 S West Shore Blvd	Alcoholic Beverage Permit Convenience Goods (Purchased Sales-Only)	Port Tampa City Inc, Civic Assn Southtown Park HOA	N/A
AB1-26-13	Meghan Gorman	5127 N Florida Ave	Alcoholic Beverage Permit Special Resaurant (Consumption on Premises)	Old Seminole Heights Neighborhood Assn, Inc. VM Ybor Neighborhood Assoc. & Crimewatch Southeast Seminole Heights Civic Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assoc. Seminole Heights East Neighborhood Assoc. South Seminole Heights Civic Assn, Inc.	N/A

Special Uses

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
SU1-26-35	Luisa Alonso	2005 E Wood St	Extended Family Residence	Sulphur Springs Action League, Inc. Hyde Park Spanishtown Creek Civic Assn.	N/A
SU1-26-34	Luisa Alonso	10107 N Newport Ave	Extended Family Residence	Forest Hills Neighborhood Assn, Inc.	N/A
SU1-26-33	Shania Mathews	2406 E Annie St	Congregate Living Facility: Small Group Care	Tampa Overlook Neighborhood Assn. 345 Bayshore Condominium Assn.	N/A
SU1-26-32	Carlos Gonzalez	3043 N Florida Ave	Dwelling: Multiple Family	Tampa Heights Civic Assn, Inc. Tampa Heights Civic Assoc. Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assoc. Bowman Heights VM Ybor Neighborhood Assn & Crimewatch Ybor Heights Neighborhood Assn & Watch Group Riverside Heights Civic Assoc.	N/A
SU1-26-31	Marlon Colindres	10211 N 46th St	Extended Family Residence	Terrace Park Civic Assn, Inc. 345 Bayshore Condominium Assn.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
SU1-26-29	Edilberto Yalan	1207 E McBerry St	Dwelling Unit: Accessory	Southeast Seminole Heights Civic Assn, Inc. Informed Neighbor Business Guild of Seminole Heights Tampa Overlook Neighborhood Assoc. Seminole Heights East Neighborhood Assoc. Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch	N/A

Vacating

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VAC-25-08	Robert Schlesinger	613 S Magnolia Ave	Improved ROW-Alley	Hyde Park Spanishtown Creek Civic Assn. Spanishtown Creek Civic Association Bayshore Gardens Neighborhood Assoc, Inc. Parkland Estates Civic Club, Inc. SoHo Neighborhood Assn, Inc. Historic Hyde Park Neighborhood Assn, Inc.	03/05/2026 2nd Reading @10:00am
VAC-26-05	Adam Harden	2111 N Boulevard	Improved ROW-Alley	Ridgewood Park Crime Prevention & Civic Association, Inc Tampa Heights Civic Association Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Association Bowman Heights VM Ybor Neighborhood Association & Crimewatch Ybor Heights Neighborhood Association and Watch Group Riverside Heights Civic Association Tampa Heights Civic Association, Inc.	03/26/2026 1st Reading @10:30am

Variance

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-45	City of Tampa/ Meredith Beyer	4902 E Whiteway Dr.	Reduce tree retention from 50 percent to 6 percent	Terrace Park Civic Assn, Inc. 345 Bayshore Condominium Assn.	3/10/2026 @5:30pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-33	Adobe Homes Inc./Innovative Pools	5023 W Dante Ave	Reduce rear yard setback from 20 feet to 9 feet and east side setback from 7 to 5 on the east side. For pool deck over 12 inches above grade.	Sunset Park Area Homeowners Assn, Inc Virginia Park Neighborhood Assn, Inc	3/10/2026 @5:30pm
VRB-26-28	Kevin James & Jessica Lane Bexley/ Mark Blonar	4510 S Ferncroft Cir.	Reduce rear yard setback from 20 feet to 5 feet	Culbreath Bayou Homeowners Assn Inc.	3/10/2026 @5:30pm
VRB-26-21	Whlr Tampa Festival LLC/ Mark Brenchley	2525 E Hillsborough Ave	Increase building signs from 1 to 2. Increase building sign square footage from 25 to 48.96	East Tampa 1 Tampa Overlook Neighborhood Assn.	3/10/2026 @5:30pm
VRB-26-18	Matt Britten	2713 W Fountain Blvd	Reduce rear yard setback from 20 feet to 0 feet	Palma Ceia Pines SOHO Business Alliance Parkland Estates Civic Club Bowman Heights Palma Ceia West Neighborhood Assn, Inc. Tampa Heights Civic Assn, Inc. Historic Hyde Park Neighborhood Assn, Inc. Armory Gardens Civic Assn. Parkland Estates Civic Club, Inc	3/10/2026 @5:30pm
VRB-26-08	Giant Oil Inc/ Johnson Pope	2901 N 50th St.	Increase text height from 12 inches to 31 inches. Increase sign square footage from 15 square feet to 72 square feet. Increase height from 6 feet to 49 feet with a setback of 12 feet on the south and 130 feet to the west	Highland Pines Community Task Force, Inc. Jackson Heights Neighborhood Assoc. & Crime Watch	3/10/2026 @5:30pm

Rezoning

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-25-112 (This case is a Mis Notice from the 1/15/2026 Hearing)	Jeffrey Jones	2907 W Euclid Ave	RS-60 to RS-50	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.	03/12/2026 @ 5:01pm
REZ-25-126	Mario Espaillat	4102 N 22nd St	CG to PD (Residential Single Family Attached)	Historic Belmont Heights Neighborhood Assn. Tampa Overlook Neighborhood Assn. Richmond Place Tampa Overlook Neighborhood Assn. VM Ybor Neighborhood Assn & Crimewatch East Tampa 1	03/12/2026 @ 5:01pm
REZ-25-129	Miguel Aquino	2707 E 22nd Ave	RM-16 to PD (Residential Single Family Semi-Detached)	Jackson Heights Neighborhood Assoc. & Crime Watch Ybor City Management LLC Tampa Overlook Neighborhood Assn.	03/12/2026 @ 5:01pm
REZ-26-02	James Lascara	1008 W La Salle St	RS-50 to PD (Residential Single Family Semi-Detached)	West Riverfront Neighborhood Crimewatch Assn, Inc. West Tampa CRA Community Advisory Committee North Hyde Park Civic Assoc. Neighborhood Crime Watch Armory Gardens Civic Assn. North Hyde Park Civic Assn, Inc.	03/12/2026 @ 5:01pm
REZ-26-03	James Lascara	1307 W La Salle St	RS-50 to PD (Residential Single Family Semi-Detached)	West Riverfront Neighborhood Crimewatch Assn, Inc. West Tampa CRA Community Advisory Committee North Hyde Park Civic Assoc. Neighborhood Crime Watch Armory Gardens Civic Assn. North Hyde Park Civic Assn, Inc.	03/12/2026 @ 5:01pm
REZ-26-06	Azam Elsheikh	4420 W Carmen St	RS-50 to PD (Residential Single Family Attached)	Westshore Palms, Inc. Westshore Alliance Bretton Woods Assn, Inc.	03/12/2026 @ 5:01pm
REZ-26-32	Thomas Lafferty	110 S Blvd	PD to PD (Residential Multiple Family & Parking Off Street Commercial)	Hyde Park Spanishtown Creek Civic Assn. Spanishtown Creek Civic Assn. Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. SoHo Neighborhood Assn, Inc. Historic Hyde Park Neighborhood Assn, Inc.	03/12/2026 @ 5:01pm

Architectural Review Commission

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
ARC-25-500	M&C Real Estate Investors, LLC, a Florida Limited Liability Company Agent: Mike Rios	506 E Park 1/2 Ave	Certificate of Appropriateness: New Construction: Single Family Residence 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.	03/02/2026 @ 5:30pm
ARC-26-96	Florida Health Sciences Center Inc., dba Tampa General Hospital, by Dustin Pasteur, Vice President of Facilities and Construction Agent: Sol Fleishman & Derek Ray	509 S Hyde Park Ave	Certificate of Appropriateness: Renovation Site Improvements	Hyde Park Spanishtown Creek Civic Assn. Spanishtown Creek Civic Assn. Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. SoHo Neighborhood Assn, Inc. Historic Hyde Park Neighborhood Assn, Inc	03/02/2026 @ 5:30pm
ARC-26-113	Lydia S. Moreda Life Estate et al Agent: Alan Dobbs	5912 N Branch Ave	Variance: Reduction of the eave-to-eave distance (Primary to Accessory) from the required 5'-0" to 12" Certificate of Appropriateness: Porch Addition 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.	03/02/2026 @ 5:30pm

Barrio Latino Commission

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
BLC-26-74	James Hettinger LLC & Clendenon Properties LLC Agent: Gregory Wehling	1715 E 4th Ave	Certificate of Appropriateness – Rehabilitation: Canopy Site Improvements	Historic Ybor Neighborhood Civic Assn, Inc. Ybor City Management LLC David Bailey Hyde Park Spanishtown Creek Civic Assn. Bowman Heights	03/24/2026 @9:00am



Development Coordination
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tampa.gov