CARES NEWSLETTER

COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE

CONTENTS:

Design Exceptions	2
Special Uses	3
Vacating	4
Variance	4-5
Rezoning	6-7
Architectural Review Commission	7-8

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.

NOVEMBER 2026

Happy Thanksgiving! Abraham Lincoln proclaimed Thanksgiving as a national holiday in 1863, and Congress officially made the celebration on fourth Thursday of November in 1941.

November 1 at 2 AM the clocks “fall back” one hour, so enjoy the extra time asleep, unless you own a dog or cat who will remain on Daylight Savings Time.

Hurricane season comes to an end on November 30th. Thankfully it has been a quiet season for Florida.

Installment 2 of the Tampa Forward code update has been released to the public and can be reviewed at tampa.gov/development-coordination/tampa-updates-its-land-development-code.

Your comments are always welcome.

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 **
DE1-27-07	Brandon Boss	6734 West Shore	Request for Alternative Design for Section 27-284.3.3 - Buffers.	Port Tampa City, Inc. Civic Assoc. Southtown Park HOA	N/A
DE1-27-06	Kelsey Duncan	403 Columbia Dr	Request for Alternative Design for Section 27-178. - Parking requirements (Parking entrance setback)	Davis Islands Civic Assoc, Inc. Hyde Park Spanishtown Creek Civic Assoc.	N/A
DE1-27-05	Lili Arellano	1212 E Crawford 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. (Parking placement)	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
DE1-27-03	Juan Ramirez	1809 N Taliaferro Ave	Request for Alternative Design for Section 27-161. - Lots, yards and measurements. Determination of yard	N/A	N/A
DE1-27-02	AMLU Consulting	2701 N Rocky Point Dr	Request for Alternative Design for Section 27-289.3. - Allowable signs- Transfer building signage	N/A	N/A
DE1-26-215	Mike DeClerck	1604 N 36th St	Request for Alternative Design for Section 27-284 - Alternative buffers and screening	Historic East Ybor and Gary Neighborhood Assn. Ybor City Management LLC David Bailey Old Seminole Heights Neighborhood Assn, Inc.	N/A
DE1-26-214	Mario Rodriguez	806 E Norfolk 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 Assn. Seminole Heights East Neighborhood Assn. South Seminole Heights Civic Assn, Inc.	N/A
DE1-26-213	Azam Elsheikh	2507 W Fig St	Request for Alternative Design for Section 27-241. - West Tampa Overlay District Development Design Standard Parking: Off-street parking requirements	Armory Gardens Civic Assoc. Parkland Estates Civic Club, Inc.	N/A

Special Uses

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
SU1-27-02	Juan Quinones	2932 N 22nd St	Dwelling: Single Family, Attached	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 North Ybor Community Assn.	N/A
SU1-27-01	Juan Quinones	2802 N 22nd St	Dwelling Unit: Single Family Detached	North Ybor Community Assn. Ybor City Management LLC Ybor Heights Neighborhood Assn & Watch Group Tampa Overlook Neighborhood Assn. Jackson Heights Neighborhood Assoc. & Crime Watch	N/A
SU1-26-90	Yenima Hernandez	2706 W Braddock St	Extended Family Residence	MacFarlane Park Association and 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 Association	N/A
SU1-26-88	Janette Lopez Rodriguez	3314 W Aileen St	Dwelling Unit: Accessory	MacFarlane Park Assn & 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

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.	11/05/2026 2nd Reading @10:00am
VAC-26-11	Victoria Chon	9401 N 14th St	Unimproved ROW-Alley	North Tampa Community Neighborhood Assoc.	11/05/2026 1st Reading @10:30am

Variance

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-82	Ivy and Cordelia LLC/ Paula Mendoza	2108 West Ivy St	Remove one nonhazardous grand tree	Bowman Heights	11/10/2026 @5:30pm
VRB-26-98	Eddy G Amargo	915 East Bird St	Reduction of setbacks for front yard from 20 feet to 5 feet, side yard from 7 feet to 5 feet, and rear yard from 20 feet to 5 feet. Request removal of one grand tree.	Sulphur Springs Action League, Inc. Hyde Park Spanishtown Creek Civic Assn	11/10/2026 @5:30pm
VRB-26-120	Price Ave Properties LLC/ Amber Ruhe	4908 West Price Ave	Remove one non-hazardous grand tree	Gandy Civic Association; Southtown Park HOA; Belmar Gardens Neighborhood; Bayside West Neighborhood Association, Inc.	11/10/2026 @5:30pm
VRB-26-92	Renee Nellenbach	1708 West Bedingfield Dr.	Reduce accessory structure setback for the front from 60 feet to 26 feet.	Wellswood Civic Assn, Inc. Tampa Overlook Neighborhood Assoc. Old Seminole Heights Assn, Inc.	11/10/2026 @5:30pm
VRB-26-100	Michael A. Spanos/Shalom Halfon	3916 West San Rafael St	Reduce required rear yard setback from 12 feet to 10 feet to allow for a rear addition to the single-family home.	Palma Ceia West Neighborhood Assn, Inc. Virginia Park Neighborhood Assn, Inc	11/10/2026 @5:30pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-103	William & Adele Geyer	4801 W Longfellow Ave	Reduce rear yard setback from 5 feet to 0 feet Reduce corner yard setback from 15 feet to 11 feet for a screen enclosure	Sunset Park Area Homeowners Assn, Inc Virginia Park Neighborhood Assn, Inc	11/10/2026 @5:30pm
VRB-26-106	J & C Motors LLC/ RU Project Management Group, LLC	4311 West South Ave	Reduce rear and east boundary setback at back of building from 10 feet to 0 feet. Reduce corner setback at the front of building from 10 feet to 7.5 feet.	Drew Park Advisory Committee Drew Park CRA Community Advisory Committee Bowman Heights Grant Park Civic Assoc.	11/10/2026 @5:30pm
VRB-26-112	Cinda Huntley	1810 West Sligh Ave	Reduce side yard setback from 10 feet to 6 feet for a generator due to the commercial zoning.	Armenia Garden Estates Neighborhood Assn. Riverbend Civic Assn.	11/10/2026 @5:30pm
VRB-26-116	Aleksander Kihnke	2715 Bayshore Blvd	Seek to reduce front yard setback from 25’-0” to 16’-0” and reduce side yard setback from 7’-0” to 5’-0”.	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	11/10/2026 @5:30pm
VRB-26-121	Cowboys And Pirates LLC/ Ken Satterlee	2502 North Blvd.	Reduce the required setback for the two freestanding signs from 15’ to 0’ and increase the square footage from 80 to 96 sq ft. Increase the building sign square footage to add a 69.72 sq ft sign not facing a public street.	Ridgewood Park Crime Prevention & Civic Assn, Inc. Tampa Heights Civic Assn 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 & Watch Group, Riverside Heights Civic Assn.; Bowman Heights, Old Seminole Heights Neighborhood Assn, Inc Tampa Heights Civic Assn, Inc.	11/10/2026 @5:30pm

Rezoning

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-26-39	Maynor Perea	1301 E Columbus Dr	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	11/12/2026 @ 5:01pm
REZ-26-41	Azam Elsheikh	4208 W Bay to Bay Blvd	CG and RS-60 to PD (Office, Medical, All CG Uses and RS-60 Uses)	Virginia Park Neighborhood Assn, Inc. Virginia Park Neighborhood Assn Belmar Gardens Neighborhood Palma Ceia Neighborhood Assn, Inc. Bayside West Neighborhood Assn, Inc.	11/12/2026 @ 5:01pm
REZ-26-54	Joseph Younes	2704 W Azeele St	RM-16 to PD (Office, Business and Professional and Medical)	Palma Ceia Pines; Armory Gardens Civic Assoc. Parkland Estates Civic Club, Inc.	11/12/2026 @ 5:01pm
REZ-26-63 Cont'd from 9/10	David Susa	2115 W Saint John St	RS-50 to PD (Single-Family Detached)	Old West Tampa Neighborhood Assoc & Crimewatch West Tampa CRA Community Advisory Committee North Hyde Park Civic Assoc. Neighborhood Crime Watch Bowman Heights Neighborhood Watch Bowman Heights	11/12/2026 @ 5:01pm
REZ-26-83	Robert Hottinger	2423 E Ida St	RS-50 to PD (Place of Assembly)	College Hill-Belmont Heights Neighborhood Assn & Crime Watch; Tampa Overlook Neighborhood Assn. Hyde Park Homeowner Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch K Bar Ranch East Tampa 1	11/12/2026 @ 5:01pm
REZ-26-89	Radwan Nassri	6307 N Nebraska Ave	SH-PD to SH-PD (Storefront Residential/All SH-CG Uses & Residential Multiple Family)	Old Seminole Heights Neighborhood Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assoc. Seminole Heights East Neighborhood Assn. South Seminole Heights Civic Assn, Inc.	11/12/2026 @ 5:01pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-26-91	David Susa	2139 W Saint Conrad St	RS-50 to PD (Single-Family Semi-Detached)	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	11/12/2026 @ 5:01pm
REZ-26-93	Sandra Snyder	3108 W Empedrado St	RM-16 to RM-18	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.	11/12/2026 @ 5:01pm
REZ-26-94	Azam Elsheikh	2916 W Angeles St	RS-50 to PD (Single-Family Detached)	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.	11/12/2026 @ 5:01pm
REZ-25-95	Chowdhury Haider	3610 Temple St	CG to RM-18	Highland Pines Community Task Force, Inc. Jackson Heights Neighborhood Assoc & Crime Watch Grant Park Civic Assoc.	11/12/2026 @ 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.	210 W Beach Pl.	Purpose: Right-of-Way	Hyde Park Spanishtown Creek Civic Assn. Spanishtown Creek Civic Assoc. 345 Bayshore Condominium Assn. Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. SoHo Neighborhood Assn, Inc. Historic Hyde Park Neighborhood Assn, Inc.	11/02/2026 @ 5:30pm

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 - TBD (multiple) 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.	11/02/2026 @ 5:30pm
ARC-26-472	Rodger & Joan King Agent: Ralph Schuler, JVB Architect, LLC	823 Bayshore Blvd	Variance - South Side Yard setback from 7' to 5.5' with an encroachment of 2' for eaves and gutters Certificate of Appropriateness - New Construction: Addition to Primary Structure Modification: Elevating Primary Structure Site Improvements	Hyde Park Preservation, Inc. SOHO Business Alliance Hyde Park Preservation Inc Hyde Park Spanishtown Creek Civic Assn. Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.	11/02/2026 @ 5:30pm
ARC-26-484	Joseph Schule & Rachel Shern Agent: Mary (Missy) Schukraft, Offshore Design Build, Inc.	2008 W Morrison Ave.	Request: Certificate of Appropriateness - New Construction: Accessory Structure Site Improvements	Historic Hyde Park Neighborhood Assn, Inc. SOHO Business Alliance Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	11/02/2026 @ 5:30pm
ARC-26-436	Michael Diogostine, Jr. Agent: Alan C. Dobbs	207 E Ross Ave	Variance: West Side Yard Setback from 7' to 1.7' with an encroachment of 1' for eaves and gutters South Rear Yard Setback from 20' to 9.6' with an encroachment of 1' for eaves and gutters Certificate of Appropriateness: New Construction: Addition to 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.	11/04/2026 @5:30pm



City of Tampa
Florida

Development Coordination
2555 E Hanna Avenue
Tampa, FL 33610

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

tampa.gov