



CARES NEWSLETTER

COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE



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OCTOBER 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.

Happy pumpkin spice month! Soon we will transition into peppermint mocha month. The holiday season is rapidly approaching and decorations for the December holidays are already in the stores. On October 21, starting at 6:30, Development and Growth Management staff will be hosting a presentation for the public on the results of the [fee study](#) and the proposed change to the fees for Development Coordination, Construction Services and Historic Preservation. On October 29, starting at 6:30, Development Coordination and Clarion Associates will be hosting a presentation on Installment II of the Land Development Code update. You can read more at [Tampa Forward](#). Both of the meetings will take place at the City Center at Hanna Avenue located at 2555 East Hanna Avenue.

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.

PUBLIC NOTICE

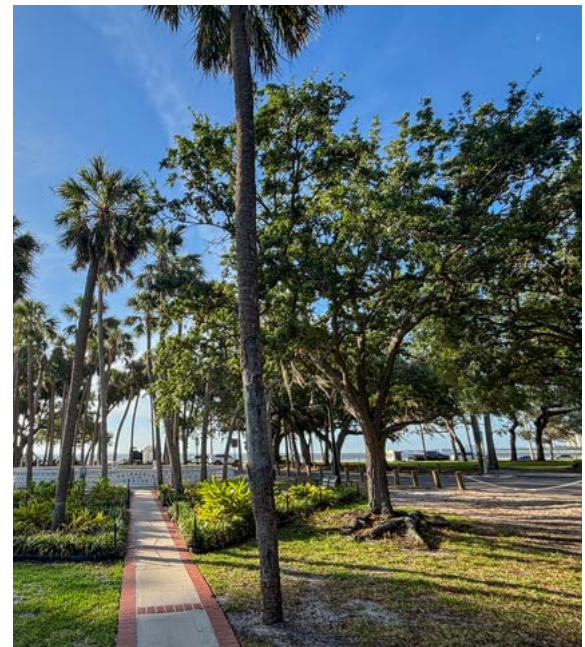
NATURAL RESOURCES ADVISORY COMMITTEE

October 20, 2026 • 5-7 pm

City Center at Hanna Avenue, Community Room
2555 E. Hanna Ave

This meeting will introduce the purpose of the committee, review the rules of procedure, and cover the State's Sunshine Law.

For additional information, visit us online at tampa.gov/city-planning/nrac



In accordance with the Americans with Disabilities Act ("ADA") and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation should contact the City of Tampa's ADA Coordinator. The ADA Coordinator may be contacted by phone at (813) 274-3964, email at TampaADA@tampagov.net, or by submitting an ADA - Accommodations Request online form available at tampagov.net/ADARequest

Design Exceptions

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-212	Garrett Honeycutt	206 W Genesee 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. Table 211.2.1a - Reduction of setback for AB	South Seminole Heights Civic Assn, Inc. VM Ybor Neighborhood Assn & Crimewatch Southeast Seminole Heights Civic Assn, Inc.	N/A
DE1-26-211	Allan Nunez	3104 E Ida St	Request for Alternative Design for Section 27-240. - East Tampa Overlay District Design Standards (parking reduction)	East Tampa 1 Tampa Overlook Neighborhood Assn.	N/A
DE1-26-210	Double M Builders LLC	3812 W Empedrado St	Request for Alternative Design for Section 27-161. - Lots, yards and measurements. Determination of yard	Virginia Park Neighborhood Assn, Inc. Virginia Park Neighborhood Assn. Belmar Gardens Neighborhood Palma Ceia Neighborhood Assn, Inc. Bayside West Neighborhood Assn, Inc.	N/A
DE1-26-209	Barbara Tripp	4902 E Whiteway Dr	Request for Alternative Design for Section 27-284.3.3 - Buffers.	Terrace Park Civic Assn, Inc. 345 Bayshore Condominium Assn.	N/A
DE1-26-208	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
DE1-26-207	Rudolph Twiggs	2312 W Gray St	Request for Alternative Design for Section 27-241. - West Tampa Overlay District Development Design Standards- Setback reduction	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

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-206	Jordan Payne	1409 W Watrous Ave	Request for Alternative Design for Section 27-161. - Lots, yards and measurements. Determination of yard	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.	N/A
DE1-26-205	Azam Elsheikh	2832 S MacDill Ave	Request for Alternative Design for Section 27-283.6 - Shared Parking (Parking agreement)	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. Virginia Park Neighborhood Assn, Inc. Palma Ceia West Neighborhood Assn, Inc. Palma Ceia Neighborhood Assn, Inc.	N/A
DE1-26-204	David Koche	501 S Dale Mabry Hwy	Request for Alternative Design for Section 27-284.3.3 - Buffers & Request for Sec.27-178. - Parking requirements (Parking reduction)	Swann Estates Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Ballast Point Neighborhood Assn. K Bar Ranch Bon Air Neighborhood Assn.	N/A
DE1-26-203	Lonnie Tingle	3620 E Osborne Ave	Request for Alternative Design for Section 27-240 East Tampa Overlay District Design Standards (Garage setback)	Rainbow Heights 345 Bayshore Condominium Assn. Tampa Overlook Neighborhood Assn. The Legacy of Fair Oaks Community Assn.	N/A
DE1-26-201	Gary Downing	804 N Lincoln Ave	Request for Alternative Design for Section 27-283.6 - Shared Parking (Parking agreement)	Oakford Park Neighborhood Assn, Westshore Alliance Armory Gardens Civic Assoc.	N/A
DE1-26-199	Blue Tampa 1 LLC	9300 N Nebraska Ave	Request for Alternative Design for Section 27-283.10. - Administrative variance of required parking spaces	North Tampa Community Neighborhood Assn.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-198	Ryan Barron	300 W 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. (Front door orientation)	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
DE1-26-197	Kevin Lee	508 Severn Ave	Request for Alternative Design for Section 27-161. - Lots, yards and measurements. Determination of yard	Davis Islands Civic Assn, Inc. Hyde Park Spanishtown Creek Civic Assn.	N/A
DE1-26-196	Kathleen Dutton	3111 Machado St	Request for Alternative Design for Section 27-240. - East Tampa Overlay District Design Standards (Set back reduction)	Jackson Heights Neighborhood Assoc. & Crime Watch Ybor City Management LLC Ybor Heights Neighborhood Assn & Watch Group Tampa Overlook Neighborhood Assn.	N/A
DE1-26-195	Kevin Robles	2328 W Cherry St	Request for Alternative Design for Section 27-241. - West Tampa Overlay District Development Design Standards- (Setback change)	Old West Tampa Neighborhood Assn & Crimewatch West Tampa CRA Community Advisory Committee Informed Neighbor Riverbend Civic Association Bowman Heights Highland Pines Community Task Force, Inc. Armory Gardens Civic Association North Hyde Park Civic Assoc. Neighborhood Crime Watch Bowman Heights Neighborhood Watch MacFarlane Park Assn & Neighborhood Watch	N/A

Special Uses - Alcoholic Beverage Sales

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
AB2-26-21	Joseph Redner	1018 E Cass St	Small VenueBeer, Wine and Liquor (Consumption on-premises and package sales/ off-premises consumption)	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	10/22/2026 @ 5:30pm

Special Uses

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
SU1-26-86	Chrisotpher Harris	1235 E Fowler Ave	Drive-In Window	North Tampa Community Neighborhood Assn.	N/A
SU1-26-85	Yusniel Rodriguez	2618 W Saint John St	Dwelling Unit: Multiple Family	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
SU1-26-84	Ronald Marshall	4008 W Neptune St	Extended Family Residence	Palma Ceia West Neighborhood Assn Inc. Virginia Park Neighborhood Assn, Inc.	N/A
SU1-26-83	Harold Hernandez	1422 W Wood St	Dwelling Unit: Accessory	Lowry Park Central Community Organization	N/A
SU1-26-82	Ariomar Alejo	911 E Crenshaw 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
SU1-26-81	Rberto Escalante	3404 E Giddens Ave	Dwelling Unit: Accessory	East Tampa 1 Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. 345 Bayshore Condominium Assn. Tampa Overlook Neighborhood Assn. The Legacy of Fair Oaks Community Assn. Live Oaks Square Neighborhood Assn & Crime Watch	N/A
SU1-26-80	Charles Macsherry	207 W Lambright 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-26-17	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.	10/15/2026 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.	10/15/2026 1st Reading @10:30am

Variance

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
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 Assn Southtown Park HOA, Belmar Gardens Neighborhood Bayside West Neighborhood Assn, Inc.	10/13/2026 @5:30pm
VRB-26-96	Kerry and Craig Peplinski/ Zarchary Pease	4631 W Longfellow Ave	Reduce rear yard setback from 20 feet to 12 feet for the construction of a swimming pool exceeding 12" from ground level	Sunset Park Area Homeowners Assn, Inc. Virginia Park Neighborhood Assn, Inc.	10/13/2026 @5:30pm
VRB-26-99	Kathlrn Mcelwaney/ Jerry Britt	4821 W San Jose St.	Remove 1 nonhazardous grand tree	Sunset Park Area Homeowners Assn, Inc. Virginia Park Neighborhood Assn, Inc.	10/13/2026 @5:30pm
VRB-26-101	Adam Nguyen & Mydung T Phan/ David Nguyen	4402 W Lancaster St.	Reduce corner yard setback from 20 feet to 7 feet.	Gandy Civic Assn; Southtown Park HOA, Belmar Gardens Neighborhood, Bayside West Neighborhood Assn, Inc., Port Tampa City, Inc. Civic Assn	10/13/2026 @5:30pm
VRB-26-102	Dylan Candless & Sarah Lauren/ Robert Foster	401 S Royal Poinciana Dr.	Reduce corner yard setback from 15' to 7'Reduce rear yard setback from 5' to 4'	Beach Park Homeowners Assn, Inc., Westshore Alliance, Bayshore Beautiful Neighborhood Assn, Inc. Bayshore Gardens Neighborhood Assn, Inc. Armory Gardens Civic Association	10/13/2026 @5:30pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-103	William & Adele Geyer	4801 W Longfellow Ave	Reduce screen enclosure rear yard setback from 5 feet to 0 feet.	Sunset Park Area Homeowners Assn, Inc Virginia Park Neighborhood Assn, Inc.	10/13/2026 @5:30pm
VRB-26-104	Eammp2 LLC/ Braulio Grajales	3639 S Manhattan Ave.	Reduce the minimum required off-street parking from 50 parking spaces to 43 parking spaces.	FairOaks/Manhattan Manor Neighborhood Assn. Southtown Park HOA; Belmar Gardens Neighborhood; Virginia Park Neighborhood Assn, Inc. Belmar Gardens Neighborhood, Virginia Park Neighborhood Assn, Inc. Bel Mar Shores Civic Assn, Inc. Virginia Park Neighborhood Assn. Belmar Gardens Neighborhood; Palma Ceia Neighborhood Assn, Inc. Bayside West Neighborhood Ass n, Inc. Belmar Gardens Neighborhood Assn. Virginia Park Neighborhood Assn, Inc.	10/13/2026 @5:30pm
VRB-26-105	Tampa Bay Hunger Relief Center Inc/ Addie Mentry	3624 Causeway Blvd	Additional 112.7 square feet of wall signage on the west elevation.	Palmetto Beach Community Assn, Inc.	10/13/2026 @5:30pm
VRB-26-107	Theresa Lewis/ Jarice Barbee	4111 E Hanna Ave	Reduce rear yard from 20 feet to 8.78 feet	Northeast Community Crimewatch & Civic Assn.	10/13/2026 @5:30pm
VRB-26-108	Wendy William & David Glenn Shell (Right of Way)/Ricky Peterika	910 S Himes Ave.	Remove 1 nonhazardous grand tree	Golfview Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	10/13/2026 @5:30pm
VRB-26-109	Juan Pimentel (Right of Way)/ Ricky Peterika	2307 W Barclay Rd.	Remove 1 nonhazardous grand tree	N/A	10/13/2026 @5:30pm
VRB-26-110	Housing Authority of The City of Tampa/ Ricky Peterika	6661 N 24th St.	Remove 8 nonhazardous grand trees Reduce minimum tree retention from 40% to 20%	Seminole Heights East Neighborhood Assn.	10/13/2026 @5:30pm
VRB-26-111	Michael & Edwenia Prayon/ Anastasiya Novikava	2130 W Saint Joseph St.	Reduce side screen enclosure setback from 5 feet to 0 feet	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	10/13/2026 @5:30pm

Rezoning

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-26-60	Kay Andrews	1605 N Waters Court	YC-2 to YC-9 (Residential Multiple Family)	Historic Ybor Neighborhood Civic Assn, Inc. Ybor City Management LLC David Bailey Hyde Park Spanishtown Creek Civic Assn Bowman Heights	10/8 @ 5:01pm
REZ-26-65	Annie Feng	4911 E 10th Ave.	RM-16 RM-24 to CI	Jackson Heights Neighborhoood Assoc & Crime Watch	10/8 @ 5:01pm
REZ-26-74	Benny Calzon	2009 N Armenia Ave.	PD to CG	Old West Tampa Neighborhood Assn & Crimewatch West Tampa CRA Community Advisory Committee Informed Neighbor Bowman Heights Neighborhood Watch Riverbend Civic Association Highland Pines Community Task Force, Inc. Armory Gardens Civic Assn West Tampa CRA Community Advisory Committee North Hyde Park Civic Assoc. Neighborhood Crime Watch Bowman Heights MacFarlane Park Assn & Neighborhood Watch	10/8 @ 5:01pm
REZ-26-78	Azam Elsheikh	3209 N 22nd St.	CG to PD (Pharmacy, Retail Sales Convenience & Shopper's Goods)	College Hill-Belmont Heights Neighborhood Assn & Crime Watch Ybor City Management LLC 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	10/8 @ 5:01pm
REZ-26-79	Manuel Mendoza	1206 Holes Ave A-B	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	10/8 @ 5:01pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-26-82	Anthony Falcon	620 W Dr. Martin Luther King Jr. Blvd	RS-50 to CG	Tampa Heights Civic Assn, Inc. Bowman Heights Old Seminole Heights Neighborhood Assn, Inc. VM Ybor Neighborhood Assn & Crimewatch Southeast Seminole Heights Civic Assn, Inc. Tampa Heights Civic Assn Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn. Ybor Heights Neighborhood Assn & Watch Group South Seminole Heights Civic Assn, Inc. Riverside Heights Civic Assn.	10/8 @ 5:01pm
REZ-26-85	Neil Spara	5400 S West Shore Blvd.	CI to PD (Daycare and Nursery Facility, Air Conditioned Storage & All CI Uses)	Gandy Civic Assn. Southtown Park HOA Belmar Gardens Neighborhood Bayside West Neighborhood Assn, Inc.	10/8 @ 5:01pm
REZ-26-86	Adam Glassman	2202 W Kennedy Blvd.	CG to PD (Restaurant, Drive-in)	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 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. SoHo Neighborhood Assn, Inc.	10/8 @ 5:01pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-26-87	Joseph Sanz	2101 W Hillsborough Ave.	PD to PD (Restaurant, Drive-in)	Wellswood Civic Assoc, Inc. Tampa Overlook Neighborhood Assoc. Old Seminole Heights Neighborhood Assn, Inc. Riverbend Civic Assoc.	10/8 @ 5:01pm
REZ-25-88	John Christen	202 S Dale Mabry Hwy	CG & RS-50 to PD (Restaurant, Drive-in)	Swann Estates Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Ballast Point Neighborhood Assn. K Bar Ranch Bon Air Neighborhood Assn.	10/8 @ 5:01pm
REZ-26-99	Darryl Shaw	1728 E 2nd Ave	YC-6, YC-9 to YC-9 (Retail Sales Shopper's Goods and All CG Uses)	Historic Ybor Neighborhood Civic Assn, Inc. Ybor City Management LLC David Bailey Hyde Park Spanishtown Creek Civic Assn Bowman Heights	10/8 @ 5:01pm

Architectural Review Commission

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
ARC-26-346	Matthew Gordon & Mary Goodrow Agent: Zachary Pease, Ultra Custom Pool Designs, LLC	1807 W. Jetton Ave.	Variance –West Side Yard Setback from 7' to 5' with an encroachment of 24" for the eaves/gutters Certificate of Appropriateness -New Construction: Porte Cochere Extension Site Improvements	Historic Hyde Park Neighborhood Assn, Inc. SOHO Business Alliance; Bayshore Gardens Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	10/05/2026 @ 5:30pm
ARC-26-361/ REZ-26-19	UUGE Properties II LLC Agent: Azam Elsheikh, Global Engineering Associates, Inc. and Steve Micheleni	1350 S. Howard Ave.	Recommendation -Rezoning From CG to PD	Bayshore Gardens Neighborhood Assn, Inc. SOHO Business Alliance; 345 Bayshore Condominium Assn. Bayshore Beautiful Neighborhood Assn, Inc. Bayside West Neighborhood Assn, Inc. SOHO Business Alliance; Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc	10/05/2026 @ 5:30pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
ARC-26-442	Armory Board of State of Florida Agent: Sol J. Fleischman Jr., Fleischman Garcia Maslowski Architecture	522 N. Howard Ave.	Certificate of Appropriateness -New Construction: Two Story Preschool Facility - Site Improvements	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 Association, Inc.	10/5/2026 @ 5:30pm
ARC-26-362	James & Deborah Weaver Agent: Daniel Larson	2804 N. Central Court	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.	10/7/2026 @5:30pm
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.	10/7/2026 @5:30pm

Barrio Latino Commission

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
BLC-26-162/ REZ-26-101	La Setima, LLC - John Thompson, Kim Headland Agent: Kim Headland, AIA Wilder Architecture	2706 & 2708 N. 12th St.	Recommendation – Rezoning from YC-2 and YC-8 to YC-9 (storefront residential)	VM Ybor Neighborhood Assn & Crimewatch; VM Ybor Neighborhood Assn. Informed Neighbor; Hyde Park Homeowner Tampa Overlook Neighborhood Assn. Ybor Heights Neighborhood Assn & Watch Group	10/27/26 @ 9am
BLC-26-196	AD Financial Holdings LLC, Novelty Houses LLC, & Terra KSA Designs LLC Agent: Leo Martinez, Terra KSA Designs LLC	2710 E. 12th Ave.	Certificate of Appropriateness - New Construction: Single Family Residence Site Improvements	Historic East Ybor & Gary Neighborhood Assn. Ybor City Management LLC; David Bailey; Old Seminole Heights Neighborhood Assn, Inc.	10/27/26 @ 9am

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 East Ybor & Gary Neighborhood Assn. Ybor City Management LLC; David Bailey; Hyde Park Spanishtown Creek Civic Assn. Bowman Heights	10/27/26 @ 9am
BLC-26-117	KS Gateway Property Owner LLC Agent: Deji Oguntebi	1419 E. 4th Avenue & 1402 N. 15th Street	Certificate of Appropriateness - New Construction: Commercial Three Story Venue Site Improvements	Historic East Ybor & Gary Neighborhood Assn. Ybor City Management LLC; David Bailey; Hyde Park Spanishtown Creek Civic Assn. Bowman Heights	10/27/26 @ 9am



Development Coordination
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