

Tonia Wilcox

From: Lascara Real Estate <lascararealestate@gmail.com>
Sent: Wednesday, February 11, 2026 4:06 PM
To: Tonia Wilcox; CouncilQuasiBox
Cc: James Lascara
Subject: [EXTERNAL] Re: Public Comment Email for REZ-26-15
Attachments: Support for Proposed Zoning Change for 312 N Manhattan Ave.pdf

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Tonia,

Disregard my previous email. The one attached below is the only one that needs to be submitted to the record. All others have already been recorded.

Thank you so much,



GISELLE MOTA

Operations Manager

✉ Ops@LascaraRE.com

🌐 www.poseidon25.com

📍 Tampa, FL

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Not sure where to go from here?

Step #1: Visit our website to learn more about EIMG— [[Elite Investor Mindset Group](#)]

Step #2: Watch the EI Show on YouTube— [[Youtube EI Show](#)]

Step #3: Invest with us— [[Investor Questionnaire](#)]

Step #4: Be updated for the next EI Meetup event in Tampa— [[Event Registration Link](#)]

On Wed, Feb 11, 2026 at 4:01 PM Lascara Real Estate <lascararealestate@gmail.com> wrote:

Good Afternoon Tonia,

cc'd applicant

While reviewing the written comments entered into the record for tomorrow's City Council agenda on 02/12, I noticed that a few submissions appear to be missing. I just wanted to inquire with you to ensure these were also acknowledged and added to the record.

Please see the attached emails that were originally sent to CouncilQuasiBox@tampagov.net regarding our rezoning case REZ 26-15 for 312 Manhattan.

Please confirm receipt and let me know if you need anything further from my end.

Much appreciated,

Giselle Mota, Registered Agent for Rezoning Application

(803) 587-2772

David Jacobson
PO Box 18404
Tampa, FL 33679

2/11/2026

Poseidon25 Developments, LLC
1313 W Grace St
Tampa, FL 33607

RE Notice of Application Filed for Rezoning REZ-26-0000015: Support of Proposal

To: Tampa City Council

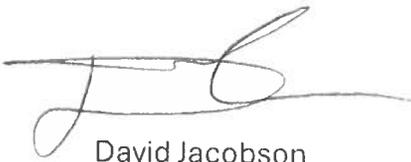
I am a property owner near the property located at 312 N Manhattan Ave., Tampa, FL 33609. We received the notice of application for rezoning and have been property owners in the neighborhood for nearly 25 years!

We have seen a lot of growth in our neighborhood, with respect to new town homes, new neighbors and heavy density over the years.

We feel that allowing for a larger density zoning (RM-18), would be a good fit for the existing neighborhood and would allow for more growth among neighbors, family and friends. The existing roads are well tailored for the current traffic load, and the neighborhood remains very walkable with proximity to many necessities.

We fully support the proposed change to RM-18 (Euclidean). It is in line with the character of the neighborhood and will provide the neighborhood with new neighbors and fresh development (which is good for the neighborhood's property value)!

Respectfully,

A handwritten signature in black ink, appearing to be 'David Jacobson', written over a horizontal line.

David Jacobson

Tonia Wilcox

From: Mick Pristas <mvpristas@gmail.com>
Sent: Wednesday, February 11, 2026 1:00 PM
To: CouncilQuasiBox
Cc: JPLascara@gmail.com; Giselle Mota
Subject: [EXTERNAL] (REZ-26-15) at 312 N Manhattan Ave

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Dear Council Members,

I am writing to voice my support for the rezoning (REZ-26-15) at 312 N Manhattan Ave. As a resident of Tampa for 5 years, I am confident this project will be a tremendous asset to our community.

Allowing more units through rezoning in residential areas will promote sustainable development and provide much-needed updated, available housing.

Thank you,

Michael Pristas

Tonia Wilcox

From: Brant Peterson <brant@ppm-tb.com>
Sent: Wednesday, February 11, 2026 3:54 PM
To: CouncilQuasiBox
Subject: [EXTERNAL] REZ-26-15 Letter of Opposition

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File No.: REZ-26-15

Agenda Item: 4 / February 12, 2026

Parcel Addresses: 312 N Manhattan Ave Tampa FL 33609

Public Hearing: on request to rezone property generally located at 312 N. Manhattan Avenue from RS-50 to RM-18

Dear Tampa City Council and Departments:

Please be advised that Brant and Kathleen Peterson, homeowners at 306 N Lauber Way Tampa FL 33609, strongly oppose the rezoning of the property generally located at 312 N. Manhattan Avenue from RS-50 to RM-18.

In discussing with the applicant it was made clear that they wish to upzone the parcel to allow for multifamily construction. While we have lived in the neighborhood over the past nine years there has been a steady march of increased multifamily development. However, the vast majority of this development has occurred along the main arterial through streets of North B St and Gray St. The applicant looks to break from that pattern and upzone a parcel on a neighborhood street in what is otherwise completely single family in use. Every single parcel in the area marked within the red square below is single family including the parcel the applicant wishes to rezone. Upzoning this parcel is a precedent that we cannot allow as approving this upzoning will in all likelihood lead to future developers doing the same, further negatively impacting and forever altering the character of this neighborhood.



We oppose the applicant's request to rezone this property and recommend council votes to maintain the single family integrity of this pocket of Westshore Palms.

Thank you,
Brant and Kathleen Peterson

--
Brant Peterson
Managing Broker
Peterson Properties and Management LLC
813-751-5858

<input type="checkbox"/>
<input type="checkbox"/>

Commercial Brokerage | Investment | Asset Management | Coworking
3425 W Main St. Tampa, FL 33607

Tonia Wilcox

From: Ryan Lynch <ryanlynchuf@gmail.com>
Sent: Wednesday, February 11, 2026 4:31 PM
To: CouncilQuasiBox
Subject: [EXTERNAL] REZ-26-15 Letter of Opposition

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File No.: REZ-26-15

Agenda Item: 4 / February 12, 2026

Parcel Addresses: 312 N Manhattan Ave Tampa FL 33609

Public Hearing: on request to rezone property generally located at 312 N. Manhattan Avenue from RS-50 to RM-18

Dear Tampa City Council and Departments:

Please be advised that Ryan Lynch and Carole Becker, homeowners at 310 N Lauber Way Tampa FL 33609, strongly oppose the rezoning of the property generally located at 312 N. Manhattan Avenue from RS-50 to RM-18.

In discussing with the applicant it was made clear that they wish to upzone the parcel to allow for multifamily construction. While we have lived in the neighborhood over the past 3 years there has been a steady march of increased multifamily development. However, the vast majority of this development has occurred along the main arterial through streets of North B St and Gray St. The applicant looks to break from that pattern and upzone a parcel on a neighborhood street in what is otherwise completely single family in use. Every single parcel in the area marked within the red square below is single family including the parcel the applicant wishes to rezone. Upzoning this parcel is a precedent that we cannot allow as approving this upzoning will in all likelihood lead to future developers doing the same, further negatively impacting and forever altering the character of this neighborhood.

We oppose the applicant's request to rezone this property and recommend council votes to maintain the single family integrity of this pocket of Westshore Palms.

Thank you,
Ray Lynch and Carole Becker

Tonia Wilcox

From: Varino Nancy <Nancy.Varino@hcahealthcare.com>
Sent: Wednesday, February 11, 2026 4:46 PM
To: CouncilQuasiBox
Subject: [EXTERNAL] Rezoning REZ-26-15

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File No.: REZ-26-15

Agenda Item: 4 / February 12, 2026

Parcel Addresses: 312 N Manhattan Ave Tampa FL 33609

Public Hearing: on request to rezone property generally located at 312 N. Manhattan Avenue from RS-50 to RM-18

Dear Tampa City Council and Departments:

Please be advised that Jorge and Nancy Varino, homeowners at 307 N Lauber Way Tampa FL 33609, which is directly behind the proposed rezoning, strongly oppose the rezoning of the property generally located at 312 N. Manhattan Avenue from RS-50 to RM-18.

In discussing with the applicant, it was made clear that they wish to upzone the parcel to allow for multifamily construction. While we have lived in the neighborhood over the past 25 years there has been a steady march of increased multifamily development. However, the vast majority of this development has occurred along the main arterial through streets of North B St and Gray St. The applicant looks to break from that pattern and upzone a parcel on a neighborhood street in what is otherwise completely single family in use. Every single parcel in the area marked within the red square below is a single family including the parcel the applicant wishes to rezone. Upzoning this parcel is a precedent that we cannot allow as approving this upzoning will in all likelihood lead to future developers doing the same, further negatively impacting and forever altering the character of this neighborhood. My husband and I have been here for all of the development in this area and have witnessed the growth to include having to fight to keep our zoned school district due to the development of multifamily housing. Our little pocked outlined in red below has thus far remained single family homes. Allowing this parcel to be rezoned will only invite more developers to do the same. We vehemently oppose the rezoning of this property and would appreciate keeping with the single-family character of our neighborhood.



Nancy Varino, BSN
Care Manager

HCA Healthcare
M Phone # 813-981-2398
HCAhealthcare.com | [Connect With Us](#)

Tonia Wilcox

From: Josh Crum <joshbcrum@gmail.com>
Sent: Wednesday, February 11, 2026 7:40 PM
To: CouncilQuasiBox
Subject: [EXTERNAL] 312 N Manhattan Ave - Public hearing

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File No.: REZ-26-15

Agenda Item: 4 / February 12, 2026

Parcel Addresses: 312 N Manhattan Ave Tampa FL 33609

Public Hearing: on request to rezone property generally located at 312 N. Manhattan Avenue from RS-50 to RM-18

Dear Tampa City Council and Departments:

Please be advised that Josh and Stacey Crum, homeowners at 312 N Lauber Way, oppose the rezoning of the property generally located at 312 N. Manhattan Avenue from RS-50 to RM-18.

In discussing with the applicant, it was made clear that they wish to upzone the parcel to allow for multifamily construction. We have lived in the neighborhood for the past fifteen years and there has been a steady increase of multifamily development in the area.

We chose this neighborhood based upon the school zoning and as the density increases at a rapid rate, we will likely be facing another school rezoning conversation in Hillsborough county and south Tampa. This not only affects our two school aged children and the other children and families in this neighborhood, but our property value as well.

The new multifamily construction in our area is not allowing for adequate garage space, parking and sidewalks for the influx of residents. This results in cars being parked along the street in great numbers and cars being parked partially in the driveways and over the sidewalks. The increased traffic and street congestion

negatively impacts the walkability of the neighborhood and inhibits pedestrians from safely getting to the bus stop or the city park- both of which are within a short distance to this property.

We are not comfortable with the quantity of units this rezoning would allow in an area comprised strictly of single family homes. There is too much left in question without seeing a proposed plan for this property.

There is a grand oak on the left side of the property rated B-6 which requires a 20' tree barricade. We want to ensure that whatever happens to this property, that the 20' tree barricade is maintained and that the driveway or building does not encroach.

It is important that we maintain the RS 50 zoning to protect the existing built form and community feel of our neighborhood. Upzoning this parcel is a precedent that we cannot allow as approving this request will in all likelihood lead to future developers doing the same, further negatively impacting and altering the character of this neighborhood that we love and are committed to.

As a long term resident, we are watching this happen all through the area of Westshore palms and we have yet to see any improvements regarding roads, sewer systems and other aging systems to accommodate this added density.

We oppose the applicant's request to rezone this property and recommend council votes to preserve the identity of this area of Westshore palms.

Thank you,

Josh and Stacey Crum

312 N. Lauber Way

Tampa, FL 33609

813-316-6138

352-258-3933