



Application for Rezoning

GOOD NEIGHBOR NOTICE FOR PARTICIPATING ORGANIZATIONS/ NOTICE TO PARTICIPATING NEIGHBORS



Development and Growth Management
2555 East Hanna Avenue
Tampa, FL 33610
813-274-3100

REZONING PUBLIC HEARING

Application Number: REZ-26-0000015 Date: 01/09/2026

Public Hearing Date: February 12th, 2026 Public Hearing Time: 5:01 PM

Parcel Address: 312 N Manhattan Ave, Tampa, FL 33609

Current Zoning District: RS-50 Proposed Zoning District: RM-18 (Euclidean)

If requesting a PD, please state the proposed use(s): N/A

Dear Participating Neighbor (Property Owner) or Participating Organization:

Please be advised, Tampa City Council will hold a public hearing in Council Chambers, Third Floor, Old City Hall, 315 E. Kennedy Boulevard, Tampa, Florida, on the date and time noted above for this application. Although the meeting will allow for virtual participation through the use of communications media technology (CMT), applicants and interested members of the public are encouraged to participate in person. For individuals who wish to participate through CMT, pre-registration is required and instructions regarding same may be found at tampa.gov/city-council. If you have questions regarding the request, please contact the applicant or agent listed below.

All interested parties and citizens may appear and be heard as to any and all matters pertinent to this subject special use application. To check the status of the public hearing regarding postponement or cancellation, please contact the City Clerk's office at (813) 274-8396 a minimum of two (2) days prior to the public hearing date. The complete application and the site plan can be viewed at aca.tampagov.net.

Applicants, Petitioners, Respondents, Parties, Violators, and those receiving mailed notice who require an interpreter to participate in this public hearing or meeting should go to the following City webpage to request an interpreter: <https://www.tampagov.net/interpreter-service>

Los Solicitantes, los Peticionarios, los Enquestados, las Partes, los Infractores y los que reciben un aviso por correo que requieran un intérprete para participar en esta audiencia o reunión pública deben ir a la siguiente página web de la Ciudad para solicitar un intérprete: <https://www.tampagov.net/interpreter-service>

Please be advised that "any person who decides to appeal the decision of Tampa City Council with respect to this matter will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based;"

AND,
"In accordance with the Americans with Disabilities Act and Section 286.26 Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office at least forty-eight (48) hours in advance of the meeting."

APPLICANT/AGENT CONTACT INFORMATION

Applicant/Agent Name(s): Poseidon25 Developments, LLC - James Lascara / Giselle Mota (Agent)

Applicant/Agent Phone No.: 704-649-7861 / 803-587-2772

Applicant/Agent email address: James@lascara.com / Ops@lascara.com

Applicant/Agent Print: (signature):

James Lascara

Giselle Mota



Application for Rezoning

AFFIDAVIT OF COMPLIANCE

Development and Growth Management
2555 East Hanna Avenue
Tampa, FL 33610
(813) 274-3100

Applicant Name(s): Poseidon25 Developments, LLC - James Lascara / Giselle Mota (Agent)

"That I am (we are) the applicant(s) or agent(s) for the following described property:"

Parcel Address (List all): 312 N Manhattan Ave, Tampa, FL 33609

"That this property constitutes the property for which a rezoning approval is requested according to Application Number:"

Application Number: REZ-26-0000015

"That attached is a copy of the postmarked Certificate of Mailing receipt for notice (s) to participating neighbors within 300 feet of the subject parcel and a copy of the notice mailed out, which notice(s) were mailed on:"

Date Mailed: 01/09/2026

"That attached is a copy of the postmarked Certificate of Mailing receipt to participating organizations as defined by the COT regulations, which notice(s) were mailed on:"

Date Mailed: 01/09/2026

"That the Original List (property owners with addresses & legal descriptions), generated and certified by the Hillsborough County Property Appraiser, and list of participating organization(s) is attached and made a part of this Affidavit."

"That two (2) photographs showing the placement of and language on the "notification sign(s)" be made a part of this Affidavit."

Buncombe North Carolina
County of Hillsborough, State of Florida

Signature (owner/agent): Giselle Mota

(Print): Giselle Mota

Signature (owner/agent): James Lascara

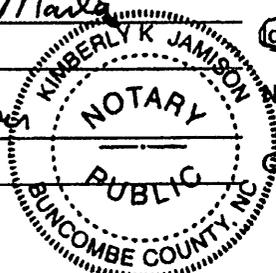
(Print): James Lascara

Sworn to and subscribed by means of
[X] physical presence or [] online (Enter date here): 01/09/2026

(identification) or personally known: FL Drivers license

Notary Signature: Kimberly K. Jamison

Commission Expiration (Stamp or date): August 28, 2029



Provided by GISDEPT@HCPAFL.ORG

ALL DATA SUBJECT TO CHANGE. CHECK THESE ITEMS AGAINST A MAP.
www.hcpafl.org for more information on these properties

DOR CODES: 0000-0999 residential, multifamily
1000-3999 commercial
4000-4999 industrial
5000-6999 agriculture
7200-7999 institutional/associations
8000-9899 military, government, wetlands
9900+ non-agriculture

List is sorted by folio number. Duplicates labels have been removed.

For Civic and Neighborhood Organizations you need to notify please call:
County: Development Services Dept, 813-272-5600

City of Tampa: Construction Services, 813-274-3100 OR
https://apps.tampagov.net/Zoning_Notice_webapp/
Click the Get listing of organizations to notify GO button,
then click Search for Organizations to Notify, enter your folio number.

----- LABEL COUNT

Folio: 1128730000 Dor: 9100
TAMPA ELECTRIC CO
TECO ENERGY CORP TAX DEPT
PO BOX 111
TAMPA FL 33601-0111

Folio: 1129470000 Dor: 0100
ALICIA W CIMINO/LIFE ESTAE
4412 W GRAY ST
TAMPA FL 33609-2006

Folio: 1129480000 Dor: 0100
PEDRO CALDERON GUEVARA AND YANETH C RAMIREZ
4410 W GRAY ST
TAMPA FL 33609-2006

Folio: 1129490000 Dor: 0100
MAMACHA INCA II INC
13505 COLORADO PL
TAMPA FL 33626-2916

Folio: 1129500000 Dor: 0106
HAI D TRUONG AND HIEU N HUYNH
4404 W GRAY ST UNIT 2
TAMPA FL 33609-2072

Folio: 1129500050 Dor: 0106
SAMHITHA REBALA
4404 W GRAY ST UNIT 1

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\$3.50
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TAMPA FL 33609-2072

6

Folio: 1129500100 Dor: 0106
RYANNE INVESTMENTS 2014 LLC
29 RINALDO WAY

PONTE VEDRA FL 32081

7

Folio: 1129500150 Dor: 0106
RYANNE INVESTMENTS 2014 LLC
29 RINALDO WAY

PONTE VEDRA FL 32081

8

Folio: 1129520000 Dor: 0100
JOSHUA B AND STACEY CRUM
312 N LAUBER WAY

TAMPA FL 33609-

9

Folio: 1129520100 Dor: 0100
JOSHUA BURDINE AND STACEY WATERS CRUM
312 N LAUBER WAY

TAMPA FL 33609-2023

10

Folio: 1129590000 Dor: 0100
GIL MARK AND MARIA CARMEN GONZALEZ
4519 W NORTH B ST

TAMPA FL 33609-2031

11

Folio: 1129610000 Dor: 0100
BRANT PATRICK AND KATHLEEN CORRAL PETERSON
306 N LAUBER WAY

TAMPA FL 33609-2023

12

Folio: 1129620000 Dor: 0100
RYAN LYNCH AND CAROLE BECKER TRUSTEES
310 N LAUBER WAY

TAMPA FL 33609-2023

13

Folio: 1129620050 Dor: 0100
ALEXANDRA BUENO FERNANDEZ
308 N LAUBER WAY

TAMPA FL 33609-2023

14

Folio: 1129630000 Dor: 0100
ROBIN AND GERD MICHEL
4406 W FIG ST

TAMPA FL 33609-2016

15



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Folio: 1129640000
GIUSEPPE BELLUCCIA
317 N LAUBER WAY

Dor: 0100

TAMPA FL 33609-2022

16

Folio: 1129650000
VINCENZA B HUNT
315 N LAUBER WAY

Dor: 0100

TAMPA FL 33609-2022

17

Folio: 1129660000
JENNIFER PEREZ
309 N LAUBER WAY

Dor: 0100

TAMPA FL 33609-2022

18

Folio: 1129670000
JORGE A AND NANCY A VARINO
307 N LAUBER WAY

Dor: 0100

TAMPA FL 33609-2022

19

Folio: 1129680000
FRANK A IANNARELLI AND CHRISTOPHER J IANNARELLI
4250 JOURNEYS END RD

Dor: 0100

SPOTSYLVANIA VA 22551-3103

20

Folio: 1129690000
LOW LAW GROUP LLC / TRUSTEE
PO BOX 18404

Dor: 0100

TAMPA FL 33679-8404

21

Folio: 1129700000
ARTHUR D AND VANESSA FERNANDEZ
4407 W NORTH B ST

Dor: 0100

TAMPA FL 33609-2029

22

Folio: 1129720000
A W AND RITA FERNANDEZ/LIFE ESTATE
4403 W NORTH B ST

Dor: 0100

TAMPA FL 33609-2029

23

Folio: 1129730000
MICHAEL E LONG
302 N MANHATTAN AVE

Dor: 0100

TAMPA FL 33609-2114

24

Folio: 1129740000
RITA G AND ALBERT W FERNANDEZ/LIFE ESTATE
4403 W NORTH B ST

Dor: 0000

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TAMPA FL 33609-2029

Folio: 1129750000 Dor: 0100
MANUEL FERNANDEZ JR AND SUSAN F ROVETTI
310 N MANHATTAN AVE

25

TAMPA FL 33609-2114

Folio: 1129760000 Dor: 0100
POSEIDON25 DEVELOPMENTS LLC
312 N MANHATTAN AVE

26

TAMPA FL 33609-2114

Folio: 1129770000 Dor: 0100
LOLA SUZANNE DEANS
318 N MANHATTAN AVE

27

TAMPA FL 33609-2114

Folio: 1142930202 Dor: 0400
KRISTIN N CIACCIO
4413 W FIG ST

28

TAMPA FL 33609-2015

Folio: 1142930204 Dor: 0400
ERICA C RIIS AND TRAVIS WILLIAMS
3507 S DREXEL AVE

29

TAMPA FL 33629-8915

Folio: 1142930206 Dor: 0400
OMAR ABDEL AZIZ
4416 W GRAY ST

30

TAMPA FL 33609-2006

Folio: 1142930208 Dor: 0400
LEIDIANA FREITAG LIFE ESTATE
4417 W FIG ST

31

TAMPA FL 33609-2015

Folio: 1142930210 Dor: 0400
SHARON J GALEANO AND MATTHEW PHILLIPS
540 RIVERSIDE AVE

32

MERRITT ISLAND FL 32953

Folio: 1142930212 Dor: 0400
LEONARD A SCHUSTER
4419 W FIG ST

33

TAMPA FL 33609-2015

34

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Folio: 1142930214
PATRICIA F VAN BUEREN
4420 W GRAY ST

Dor: 0400

TAMPA FL 33609-2006 35

Folio: 1142930216
MARISA FRANCESCHI
4421 W FIG ST

Dor: 0400

TAMPA FL 33609-2015 36

Folio: 1142930218
KELLY L HALL
4422 W GRAY ST

Dor: 0400

TAMPA FL 33609-2006 37

Folio: 1142930220
JOHN BROADDUS LIVINGSTON/TRUSTEE ET AL
4423 W FIG ST

Dor: 0400

TAMPA FL 33609-2015 38

Folio: 1142930222
THERESA M HOFT
4424 W GRAY ST

Dor: 0400

TAMPA FL 33609-2006 39

Folio: 1142930224
KRISTIN BRADLEY WILHELM / ET AL
4426 W GRAY ST

Dor: 0400

TAMPA FL 33609-2006 40

Folio: 1142930226
GATES OF WESTSHORE A CONDOMINIUM INC
C/O WESTCOAST MANAGEMENT & REALITY INC
10502 N DALE MABRY HWY
TAMPA FL 33618-4136

Dor: 0902

Folio: 1142931412
CANTINO LLC
2025 LAKEWOOD RANCH BLVD STE 102

Dor: 0910

BRADENTON FL 34211-4946 41

Folio: 1148810000
WESTSHORE BAPTIST CHURCH INC
305 N MANHATTAN AVE

Dor: 7100

TAMPA FL 33609-2113 42

Folio: 1148820000
BISCAYNE HOLDINGS LLC
301 W PLATT ST STE A PMB 393

Dor: 0800

TAMPA FL 33609-2113 43

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TAMPA	FL	33606-2292	44

Folio: 1149220000		Dor: 0006	
DRC HOLDING CO LLC AND STARKER SERVICES INC			
10444 BOYETTE ST			
ENGLEWOOD	FL	34224-8739	45

Folio: 1149230000		Dor: 0100	
ELBA I GARCIA/LIFE ESTATE			
3913 W GRAY ST			
TAMPA	FL	33609-1227	46

Folio: 1149240500		Dor: 0100	
CARMELO MELETICHE AND ELBA N MONTALVO			
405 N MANHATTAN AVE			
TAMPA	FL	33609-2115	47

Folio: 1149250000		Dor: 0100	
KEVIN MAXWELL			
401 N MANHATTAN AVE			
TAMPA	FL	33609-2115	48

Folio: 1149260000		Dor: 0100	
PETER DOMINGUEZ			
403 N MANHATTAN AVE			
TAMPA	FL	33609-2115	49

Folio: 1149270000		Dor: 0100	
JAMES P AND MARIA S APOCKOTOS			
4315 W FIG ST			
TAMPA	FL	33609-2102	50

Folio: 1149280000		Dor: 0100	
DENISE D DOPICO			
4313 W FIG ST			
TAMPA	FL	33609-2102	51

Folio: 1160770702		Dor: 0106	
BUSHRA KHAN AND MUHAMMAD FAHIMUDDIN			
4321 W FIG ST			
TAMPA	FL	33609-2102	52

Folio: 1160770704		Dor: 0106	
DEENA CIMINO AGLIANO			
4319 W FIG ST			
TAMPA	FL	33609-2102	53

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Folio: 1160770706
HENRY A FERNANDEZ JR
4321 W FIG ST

Dor: 0902

TAMPA FL 33609-2102

54

Folio: 1160771292 Dor: 0903
MANHATTAN GARDENS TOWNHOMES HOMEOWNERS ASSOCIATION
505 N MANHATTAN AVE

TAMPA FL 33609-2156

55

Folio: 1160771622 Dor: 0106
4324 W GRAY 1 LLC
6830 N FEDERAL HWY

BOCA RATON FL 33487

56

Folio: 1160771624 Dor: 0106
4324 W GRAY 2 LLC
6830 N FEDERAL HWY

BOCA RATON FL 33487

57

Folio: 1160771626 Dor: 0106
4324 W GRAY 3 LLC
6830 N FEDERAL HWY

BOCA RATON FL 33487

58

Folio: 1160771628 Dor: 0106
LINDA PRIOR
4324 W GRAY ST UNIT 4

TAMPA FL 33609

59

*** END OF LIST ***
*** END OF LIST ***

300 feet 01/06/26
folio: 1129760000

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE DOCUMENT ON
FILE IN MY OFFICE. WITNESS MY HAND AND
OFFICIAL SEAL THIS DAY: 01/06/26

BY BOB HENRIQUEZ
County Property Appraiser
DAVID BOZANA
DEPUTY Property Appraiser

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Poseidon25 Developments, LLC - James Lascara

Organizations

Contact Info

Name	Contact Name	Mail To	City/State	Zip
Westshore Palms, Inc.	Johnson, Alan D.	P.O. Box 18462	Tampa, Florida	33679
Westshore Alliance	Kulig, Ann	3109 W. Dr. MLK Jr. Blvd., Suite 140	Tampa, FL	33607
Bretton Woods Association Inc	LeBeau, Susan	4510 D west fig st	tampa, FL	33609



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\$2.10
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City of Tampa **PUBLIC HEARING**

REZONING SPECIAL USE 2 ALCOHOL SPECIAL USE 2

APPLICATION: REZ-26-0000015

HEARING DATE: February 12, 2026

TIME: 5:01 PM

Tampa City Council Chambers
315 E. Kennedy Boulevard, Tampa, FL
Virtual Participation is Allowed
Meeting Information: Tampa.GOV/QUASI or
813-274-3100, Option 2



SCAN ME



PUBLIC HEARING

REZONING SPECIAL USE 2 ALCOHOL SPECIAL USE 2

APPLICATION: REZ-26-0000015
HEARING DATE: February 12, 2026
TIME: 5:01 PM

Tampa City Council Chambers
315 E. Kennedy Boulevard, Tampa, FL
Virtual Participation is Allowed
Meeting Information: Tampa.GOV/QUASI or
813-274-3100, Option 2



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Product	Qty	Unit Price	Price
CTON - First Domestic	5		\$4.50
CTON - First Domestic	5		\$5.60
CTON - First Domestic	10		\$7.00
CTON - First Domestic	30		\$7.00
CTON - First Domestic	10		\$7.00
CTON - First Domestic	30		\$7.00
CTON - First Domestic	6		\$4.20
CTON - First Domestic	3		\$2.10

Grand Total: \$43.90

Credit Card Remit \$43.90

Card Name: MasterCard
Account #: XXXXXXXXXXXXX
Approval #: 092000
Transaction #: 742
AID: A00000001010
AL: MASTERCARD
PIN: Not Required

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(1-800-275-8777)

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