

# Application for Rezoning

City of Tampa  
Land Development Coordination  
2555 East Hanna Ave.  
Tampa, FL 33610  
(813) 274-3100  
(813) 259-1712 fax



Date Rec'd: November 12, 2025  
Application Number: REZ-26-0000015  
Tentative PH Date & Time: 03/12/2026  
Atlas Page: I-8

## EXHIBIT A

### PROPERTY OWNER'S INFORMATION

Name(s): Poseidon25 Developments Llc  
Address: 1313 West Grace Street  
City: Tampa  
State: FL Zip Code: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

### APPLICANT'S INFORMATION

Name(s): James Lascara  
Address: 1313 West Grace Street  
City: Tampa  
State: FL Zip Code: 33607  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email Address: james@lascara.com

### CONTACT FOR ALL RELATED CORRESPONDENCE

Name(s): Giselle Mota & James Lascara  
Address: 1313 West Grace Street  
City: Tampa State: FL Zip Code: 33607  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email Address: ops@lascara.com

### PARCEL INFORMATION

Parcel Address (List all): 312 N Manhattan Ave, Tampa FL 33609  
Folio Number(s) (List all): 112976.0000  
Property Size (acres or SF): 11454.00  
Current Use of Land: Single family residential Proposed Use of Land: Residential Multi-Family Uses  
Current Zoning District: RS-50 Proposed Zoning District: RM-18

### PRE-APPLICATION AGENCY COUNSELING

**\*\*Staff signature does not guarantee accuracy or completion of application, nor approval by Tampa City Council.\*\***

Land Dev. Coord. Planner's Name/Initials: Stephanie Pope Date Counseled: 01/05/2026  
Planning Comm. Planner's Name/Initials: Jennifer Malone Date Counseled: 12/30/25  
To be completed by the HCCCPC Future Land Use: R-20 Is requested district consistent with Section 27-21: yes  
Trans. Div. Engineer's Name/Initials: \_\_\_\_\_ Date Counseled: \_\_\_\_\_  
Transportation Analysis Required w/Submittal?: \_\_\_\_\_

### APPLICATION CERTIFICATION

#### LDC/Right-of-Way Section

Legal Description is correct & complete: \_\_\_\_\_  
Approved by (ROW Staff): \_\_\_\_\_  
Date of approval: \_\_\_\_\_

#### LDC/Zoning Section

Application/site plan is correct & complete: \_\_\_\_\_  
Approved by (ROW Staff): \_\_\_\_\_  
Date of approval: \_\_\_\_\_

Please check the Plat, Survey, Title Policy and all other documentation relating to your property prior to design and construction. The City of Tampa and its staff **DO NOT** review for compliance with individual private deed restrictions and covenants during permit review. The issuance of a building permit by the City of Tampa signifies that the project is in compliance with the zoning codes of the City of Tampa and City of Tampa and Florida building code. The issuance of a building permit **DOES NOT** insure compliance with private deed restrictions or covenants.

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City: Tampa  
State: FL Zip Code: 33607  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email Address: james@lascara.com

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Name(s): Giselle Mota  
Address: 1313 West Grace Street  
City: Tampa State: FL Zip Code: 33607  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email Address: ops@lascara.com

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Land Dev. Coord. Planner's Name/Initials: \_\_\_\_\_ Date Counseled: \_\_\_\_\_  
Planning Comm. Planner's Name/Initials: \_\_\_\_\_ Date Counseled: \_\_\_\_\_  
To be completed by the HCCCPC Future Land Use: \_\_\_\_\_ Is requested district consistent with Section 27-21: \_\_\_\_\_  
Trans. Div. Engineer's Name/Initials: J. Scott Date Counseled: 1/5/2026  
Transportation Analysis Required w/Submittal?: no

### APPLICATION CERTIFICATION

#### LDC/Right-of-Way Section

Legal Description is correct & complete: \_\_\_\_\_  
Approved by (ROW Staff): \_\_\_\_\_  
Date of approval: \_\_\_\_\_

#### LDC/Zoning Section

Application/site plan is correct & complete: \_\_\_\_\_  
Approved by (ROW Staff): \_\_\_\_\_  
Date of approval: \_\_\_\_\_

Please check the Plat, Survey, Title Policy and all other documentation relating to your property prior to design and construction. The City of Tampa and its staff **DO NOT** review for compliance with individual private deed restrictions and covenants during permit review. The issuance of a building permit by the City of Tampa signifies that the project is in compliance with the zoning codes of the City of Tampa and City of Tampa and Florida building code. The issuance of a building permit **DOES NOT** insure compliance with private deed restrictions or covenants.

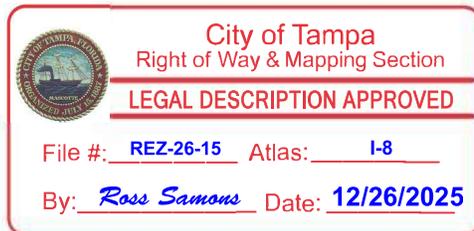


# Application for REZONING (REZ)

Development & Growth Management Development  
Coordination  
1400 North Boulevard  
Tampa, FL 33607  
(813) 274-3100

## LEGAL DESCRIPTION (use separate sheet if needed) MUST BE TYPED -- DO NOT ABBREVIATE:

LOT 15 AND THE SOUTH 1/2 OF LOT 16, BLOCK 4, BEVERLY PARK. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY. FLORIDA.



# Application for Rezoning

City of Tampa  
Land Development Coordination  
2555 East Hanna Ave.  
Tampa, FL 33610  
(813) 274-3100  
(813) 259-1712 fax



## EXHIBIT A-1

Application Number: REZ-26-0000015  
City Council District: 6  
Number of Signs: \_\_\_\_\_  
Signs Issued? \_\_\_\_\_ Date Issued: \_\_\_\_\_  
Overlay District: \_\_\_\_\_  
Local Historic District: \_\_\_\_\_  
Urban Village: \_\_\_\_\_

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

### **PARTICIPATING ORGANIZATION(S) TO BE NOTIFIED** **(ATTACHED ADDITIONAL SHEET IF NEEDED)**

**\*\*Participating Organization Names per [http://www.tampagov.net/Zoning\\_Notice\\_WebApp/FolioSearch.aspx](http://www.tampagov.net/Zoning_Notice_WebApp/FolioSearch.aspx)**  
**(Applicant's Responsibility to obtain and provide)\*\***

Contact's Name(s)	Organization Name	Address	City	State	Zip Code
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Name	Contact Info			
	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



# Application for REZONING (REZ)

Development and Growth Management  
Development Coordination  
1400 North Boulevard  
Tampa, FL 33607  
(813) 274-3100

## Transportation Management Form

Beginning February 1, 1990, the City of Tampa began to implement the concurrency provisions of the State Growth Management Act. This form is to be utilized to monitor traffic volumes generated by development. Please complete the following information. Any application for a development permit will require this form to be completed and submitted to Development and Growth Management.

Current Use(s) of Land: RS-50 Proposed Special Use: RM-18

Structure Size or # of Units: 11,454 SF Structure Size or # of Units: 2,420 SF

<p><b>Office Use Only:</b></p> <p>To be filled out by City of Tampa staff:</p> <p>Transportation staff name: _____</p> <p>Transportation staff signature: _____</p> <p>Is a Transportation analysis required? _____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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# REZONING (REZ)

## AFFIDAVIT TO APPLY FOR A ZONING CODE RELATED APPLICATION and AUTHORIZED AGENT FOR AN APPLICATION TO THE CITY OF TAMPA

Multiple authorizations may be necessary if there is more than one property owner. APPLICATION/RECORD NUMBER:

PROPERTY (LOCATION) ADDRESS(ES): 312 N Manhattan Ave, Tampa, FL 33609

FOLIO NUMBER(S): 112976-0000

"That I am (we are) the owner(s) and record title holder(s) of the property noted herein" Property Owner's Name(s):

Poseidon25 Developments, LLC - James Lascara \*

"That this property constitutes the subject of an application for the REZONING (REZ) Planned Development (PD) ."

I, THE UNDERSIGNED APPLICANT/AGENT, HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE AND HEREBY AUTHORIZE AND ALLOW REPRESENTATIVES OF THE CITY TO ACCESS THE PROPERTY UNDERGOING REVIEW FOR THE ABOVE REFERENCED REQUEST. IF MY PROPERTY IS GATED, I WILL PROVIDE ACCESS TO THE PROPERTY UPON REQUEST FROM THE CITY. I ALSO CONSENT TO THE POSTING OF A SIGN ON MY PROPERTY IF THERE IS A THIRD-PARTY SUBMITTAL OF A PETITION FOR REVIEW.

"That this affidavit has been executed to induce the City of Tampa, Florida, to consider and act on the above described application and that the undersigned has(have) appointed and does(do) appoint the agent(s) stated herein as his/her(their) agent(s) solely to execute any application(s) or other documentation necessary to affect such application(s)" (if applicable).  
AGENT'S NAME: James Lascara, Giselle Mota

The undersigned authorizes the above agent(s) to represent me (us) and act as my (our) agent(s) at any public hearing on this matter (if applicable).

The undersigned authorizes the above agent(s) to agree to any conditions necessary to effectuate this application. Both owner and agent must sign and have their names notarized.

<p>STATE of FLORIDA COUNTY of <u>Hillsborough</u></p> <p>Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this <u>9</u> day of <u>February</u>, 202<u>6</u> by</p> <p><u>James Lascara / [Signature]</u> Printed Name (Owner)      Signature</p> <p><u>Katherine Bowman</u>  KATHERINE M. BOWMAN Signature and Stamp of Notary Public      Commission # HH 612263 Expires November 13, 2028</p> <p>Personally known or produced identification: <input checked="" type="checkbox"/> <u>                    </u> Type of identification</p>	<p>STATE of FLORIDA COUNTY of <u>Hillsborough</u></p> <p>Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this <u>9</u> day of <u>February</u>, 202<u>6</u> by</p> <p><u>James Lascara / [Signature]</u> Printed Name (Agent)      Signature</p> <p><u>Katherine Bowman</u>  KATHERINE M. BOWMAN Signature and Stamp of Notary Public      Commission # HH 612263 Expires November 13, 2028</p> <p>Personally known or produced identification: <input checked="" type="checkbox"/> <u>                    </u> Type of identification</p>
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\* If the applicant/owner is a corporation, trust, LLC, Professional Association or similar type of arrangement, please provide documentation from the corporation, trust, etc., indicating that you have the ability to authorize the application.



# REZONING (REZ)

## AFFIDAVIT TO APPLY FOR A ZONING CODE RELATED APPLICATION and AUTHORIZED AGENT FOR AN APPLICATION TO THE CITY OF TAMPA

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Poseidon25 Developments, LLC - James Lascara

"That this property constitutes the subject of an application for the REZONING (REZ) RM-18

I, THE UNDERSIGNED APPLICANT/AGENT, HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE AND HEREBY AUTHORIZE AND ALLOW REPRESENTATIVES OF THE CITY TO ACCESS THE PROPERTY UNDERGOING REVIEW FOR THE ABOVE REFERENCED REQUEST. IF MY PROPERTY IS GATED, I WILL PROVIDE ACCESS TO THE PROPERTY UPON REQUEST FROM THE CITY. I ALSO CONSENT TO THE POSTING OF A SIGN ON MY PROPERTY IF THERE IS A THIRD-PARTY SUBMITTAL OF A PETITION FOR REVIEW.

"That this affidavit has been executed to induce the City of Tampa, Florida, to consider and act on the above described application and that the undersigned has(have) appointed and does(do) appoint the agent(s) stated herein as his/her(their) agent(s) solely to execute any application(s) or other documentation necessary to affect such application(s)" (if applicable).  
AGENT'S NAME: Giselle Mota

The undersigned authorizes the above agent(s) to represent me (us) and act as my (our) agent(s) at any public hearing on this matter (if applicable).

The undersigned authorizes the above agent(s) to agree to any conditions necessary to effectuate this application. Both owner and agent must sign and have their names notarized.

<p>STATE of FLORIDA COUNTY of <u>Hillsborough</u></p> <p>Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this <u>12</u> day of <u>November</u> 202<u>5</u> by</p> <p><u>James Lascara</u> / <u>[Signature]</u> Printed Name (Owner)      Signature</p> <p><u>Kate Bowman</u> / <u>[Signature]</u> Signature and Stamp of Notary Public</p> <p><u>Personally known</u> or produced identification: <u>Select</u> Type of Identification</p>	<p>STATE of FLORIDA COUNTY of <u>Hillsborough</u></p> <p>Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this <u>12</u> day of <u>November</u> 202<u>5</u> by</p> <p><u>Giselle Mota</u> / <u>[Signature]</u> Printed Name (Agent)      Signature</p> <p><u>Kate Bowman</u> / <u>[Signature]</u> Signature and Stamp of Notary Public</p> <p><u>Personally known</u> or produced identification: <u>Select</u> Type of Identification</p>
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# Bob Henriquez Hillsborough County Property Appraiser

https://www.hcpafl.org/  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

## Folio: 112976-0000



### Owner Information

<b>Owner Name</b>	POSEIDON25 DEVELOPMENTS LLC
<b>Mailing Address</b>	312 N MANHATTAN AVE TAMPA, FL 33609-2114
<b>Site Address</b>	312 N MANHATTAN AVE, TAMPA
<b>PIN</b>	A-20-29-18-3KK-000004-00015.0
<b>Folio</b>	112976-0000
<b>Prior PIN</b>	
<b>Prior Folio</b>	000000-0000
<b>Tax District</b>	TA - TAMPA
<b>Property Use</b>	0100 SINGLE FAMILY R
<b>Plat Book/Page</b>	24/13
<b>Neighborhood</b>	207001.00   Westshore Area S of 275, NW Kndy-DM
<b>Subdivision</b>	3KK   BEVERLY PARK

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$452,510	\$452,510	\$0	\$452,510
Public Schools	\$452,510	\$452,510	\$0	\$452,510
Municipal	\$452,510	\$452,510	\$0	\$452,510
Other Districts	\$452,510	\$452,510	\$0	\$452,510

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

### Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2025478359	11	2025	WD	Qualified	Improved	\$490,000
	2023276804	06	2023	WD	Unqualified	Improved	\$407,000
23578 / 1472	2015380223	09	2015	WD	Qualified	Improved	\$230,000
22869 / 1358	2014355932	10	2014	FD	Unqualified	Improved	\$100
21911 / 0754	2013209293	05	2013	QC	Unqualified	Improved	\$100
4957 / 0649	86246366	11	1986	WD	Qualified	Improved	\$80,000

## Building Information

### Building 1

**Type** 01 | SINGLE FAMILY

**Year Built** 1959

### Building 1 Construction Details

Element	Code	Construction Detail
Class	C	Concrete Block
Exterior Wall	7	Masonry Frm: Stucco
Roof Structure	3	Gable or Hip
Roof Cover	3	Asphalt/Comp. Shingle
Interior Walls	3	Plaster
Interior Flooring	6	Terrazzo
Heat/AC	2	Central
Architectural Style	3	Basic
Condition	3	Average
Bedrooms	2.0	
Bathrooms	1.0	
Stories	1.0	
Units	1.0	



### Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	1,974	1,974	\$216,887
FCP	528		\$14,503
FOP	56		\$1,538
FST	176		\$9,669
<b>Totals</b>	<b>2,734</b>	<b>1,974</b>	<b>\$242,597</b>

## Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0651	SHED NOT PERMANENTLY AFFIXED	1	2018	0	0	1.00	\$0
0595	FIREPLACE	1	1959	0	0	1.00	\$3,168

## Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
RES0	Res SF Class 19.00	RS-50	83.00	138.00	SE   SF LOTS W/ EFF SIZE	11,454.00	\$206,745

## Legal Description

BEVERLY PARK LOT 15 AND S 1/2 OF LOT 16 BLOCK 4

**Prepared by and Return To:**  
Zachary Taylor  
Majesty Title Services, a division of LandCastle Title  
Group, LLC  
4006 S MacDill Ave  
Tampa, FL 33611

**Order No.:** MD012508025

APN/Parcel ID(s): A-20-29-18-3KK-000004-00015.0  
Tax/Map ID(s): 112976-0000

### WARRANTY DEED

THIS WARRANTY DEED dated November 7, 2025, by JMJ Proactive Solutions LLC, Florida Limited Liability Company, hereinafter called the grantor, to Poseidon25 Developments LLC, Florida Limited Liability Company, whose post office address is 312 North Manhattan Avenue, Tampa, FL 33609, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Hillsborough, State of Florida, to wit:

Lot 15 and the South 1/2 of Lot 16, Block 4, Beverly Park, according to the map or plat thereof, as recorded in Plat Book 24, Page 13, of the Public Records of Hillsborough County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

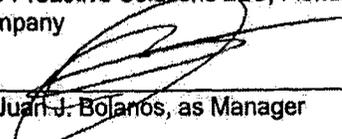
Signed, Sealed and Delivered in the presence of:

  
Witness Signature

Carmetha L Hanks  
Print Name

Address: 1946 SW 94th Ave  
Miramar, Florida 33025

JMJ Proactive Solutions LLC, Florida Limited Liability Company

BY:   
Juan J. Bolanos, as Manager

Address: 3721 SW 160TH AVE, Apt 107  
Miramar, FL 33027

  
Witness Signature

JORGE ARSENIO  
Print Name

Address: 3521 SW 185th AVE  
MIRAMAR, FL 33029

State of FLORIDA CA  
County of ~~HILLSBOROUGH~~ Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7th day of ~~October~~ <sup>November</sup> 2025, by Juan J. Bolanos as Manager of JMJ Proactive Solutions LLC, Florida Limited Liability Company, to me known to be the person(s) described in or who has/have produced FLID as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

  
NOTARY PUBLIC  
My Commission Expires: 10-28-2027

