



Application for Rezoning

AFFIDAVIT OF COMPLIANCE

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



Applicant Name(s): DRB Group of Florida, LLC

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

Parcel Address (List all): 5301 W Tyson Ave., 5215 W Tyson Ave., and 5311 W Tyson Ave., Tampa, FL

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

Application Number: REZ-25-0000125

"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: January 13, 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: January 13, 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 apart 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."

County of Hillsborough, State of Florida

Sworn to and subscribed by means of

[X] physical presence or [] online (Enter date here): 1/14/2026

Signature (owner/agent): [Handwritten Signature]

personally known Suzanne J. Walker

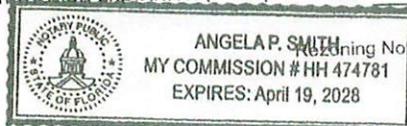
(Print): Suzanne J. Walker

Notary Signature: [Handwritten Signature]

Signature (owner/agent):

Commission Expiration (Stamp or date):

(Print):





Application for Rezoning

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

GOOD NEIGHBOR NOTICE FOR PARTICIPATING ORGANIZATIONS/ NOTICE TO PARTICIPATING NEIGHBORS

REZONING PUBLIC HEARING

Application Number: REZ-25-0000125

Date: January 13, 2026

Public Hearing Date: February 12, 2026

Public Hearing Time: 5:01 PM

Parcel Address: 5301 W Tyson Ave., 5215 W Tyson Ave., and 5311 W Tyson Ave., Tampa, FL

Current Zoning District: PD

Proposed Zoning District: PD

If requesting a PD, please state the proposed use(s): Residential Multi-Family, Residential Single Family Attached, Retail Sales (Specialty Goods, Convenience Goods, Shoppers Goods) and Marina

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.

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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."

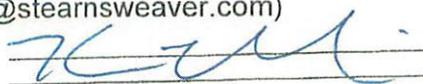
APPLICANT/AGENT CONTACT INFORMATION

Applicant/Agent Name(s): Kevin B. Reali, Esq. c/o Stearns Weaver Miller

Applicant/Agent Phone No.: (813) 223-4800

Applicant/Agent email address: kreali@stearnsweaver.com (and swalker@stearnsweaver.com)

Applicant/Agent Print: _____
(signature):


Kevin B. Reali

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.

Folio: 1311830010 Dor: 4000
SE TAMPA BAY LLC
C/O SOUTHEASTERN REAL ESTATE GROUP
2743 PERIMETER PKWY STE 370100
AUGUSTA GA 30909-6680
----- 1

Folio: 1311850050 Dor: 1000
SE TAMPA BAY LLC
C/O SOUTHEASTERN REAL ESTATE GROUP
2743 PERIMETER PKWY BLDG 100 S
AUGUSTA GA 30909
----- 2

Duplicate #1

Folio: 1311850100 Dor: 1000
TYSON TAMPA APTS LLC
C/O SHLP TYSON FL LLC
7601 E TECHNOLOGY WAY STE 600
DENVER CO 80237-
----- 3

Folio: 1311900000 Dor: 8800
UNITED STATES OF AMERICA
U S ARMY OF ENGINEERS
PO BOX 4970
JACKSONVILLE FL 32232-0019
----- 4

Folio: 1311960000 Dor: 4830
OLD DUTCH FOODS INC
PO BOX 13376
TAMPA FL 33681-3376



----- 5

Folio: 1311970000 Dor: 4101
BERTRAM LLC
1535 SE 17TH ST STE 115
FORT LAUDERDALE FL 33316-1737

----- 6

Folio: 1312030000 Dor: 4830
MOBRO MARINE INC
606 STATE ROAD 16
GREEN COVE SPRINGS FL 32043-8300

----- 7

Folio: 1312220000 Dor: 2010
PORT 32 TAMPA LLC
360 CONCORD ST STE 101
CHARLESTON SC 29401-6303

----- 8

Folio: 1312270000 Dor: 1003
WESTSHORE APARTMENTS VENTURE LLC
7135 E CAMELBACK RD STE 360
SCOTTSDALE AZ 85251

----- 9

Folio: 2900000197 Dor: 8670
TAMPA PORT AUTHORITY
1101 CHANNELSIDE DR STE 400
TAMPA FL 33602-3609

----- 10

Buffer Distance: 300 Feet
Subject Folios: 1311850100, 1311850050
Date: 01/08/2026

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: 1/8/26

BOB HENRIQUEZ
County Property Appraiser
BY DAVID BOZANA
DEPUTY Property Appraiser



Parcel Information

FOLIO: 131185.0100
PIN: A-07-30-18-ZZZ-000005-53060.0
OWNER: Tyson Tampa Apts Llc
ADDR_1: C/o Shlp Tyson Fl Llc
ADDR_2: 7601 E Technology Way Ste 600
CITY: Denver
STATE: CO
ZIP: 80237-

Map



Participating Organizations

Export to Excel Export to PDF

Name	Contact Name	Mail To	City/State	Zip
Gandy Civic Association	Poynor, Stephanie	4207 W. Oklahoma Ave	Tampa, Florida	33616
Southtown Park HOA	Poynor, Stephanie	7709 Landcare Lane	Tampa, FL	33616
Belmar Gardens Neighborhood	McNabb, Cameron	4611 W. Kensington Ave	Tampa, FL	33629
Bayside West Neighborhood Association, Inc.	Trela, Pete	4603 S Cortez Avenue	Tampa, FL	33611



Parcel Information

FOLIO: 131185.0050
PIN: A-07-30-18-ZZZ-000005-53050.0
OWNER: Se Tampa Bay Llc
ADDR_1: C/o Southeastern Real Estate Group
ADDR_2: 2743 Perimeter Pkwy Bldg 100 S
CITY: Augusta
STATE: GA
ZIP: 30909

Map



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PUBLIC HEARING

REZONING SPECIAL USE 2 ALCOHOL SPECIAL USE 2

APPLICATION: REZ-25-0000125

HEARING DATE: 02/12/2026

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





Tampa PUBLIC HEARING
 REZONING SPECIAL USE 2 ALCOHOL SPECIAL USE 2

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 HEARING DATE: **02/12/2026**
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Tampa City Council Chambers
 333 E. Campbell Avenue, Tampa, FL
 Meeting Registration: www.tampacity.gov
 813-274-1100, Option 2





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APRIL 15, 2025
9:01 PM
02/17/2026
APRIL 15, 2025
02/17/2026
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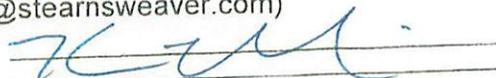
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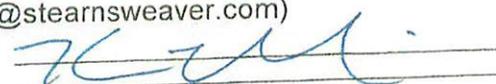
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