

PETITION FOR REVIEW FORM

**TYPE OF HEARING: (MUST BE FILED WITHIN 10 WORKING DAYS OF DECISION):**

- ARCHITECTURAL REVIEW COMMISSION (ARC)
- BARRIO LATINO COMMISSION (BLC)
- VARIANCE REVIEW BOARD (VRB)
- DECISION OF THE ZONING ADMINISTRATOR/HISTORIC PRESERVATION MANAGER
- FORMAL DECISION OF THE ZONING ADMINISTRATOR

Name of Petitioner: Sol Fleischman

Mailing Address (state, city, zip): 324 Hyde Park Ave., Suite 300, Tampa, FL, 33606

Telephone Number: Day: (813) 251-4400 Evening:

E-Mail Address (For notification purposes): Sol@fgmfla.com BEN @ FGMFLA.COM FERNANDA@FGAFLA.COM

Address of Subject Property: 842 S Boulevard, Tampa, FL, 33606

**PETITIONER IS:**

- Applicant of the underlying decision
- Owner
- Aggrieved person who participated in the decision and is the owner of property within 300 feet of the subject parcel

If Petitioner is not the property owner or the applicant of the original request, this form must be sent to the property owner and the applicant of the original request by Certified Mail no later than five (5) days after this Petition for Review is filed.

Date of Original Review Decision: February 10, 2026 (Attach copy of the written decision)

**State your basis for the Petition for Review. You must include the applicable City of Tampa Code Section that you assert was not correctly applied:**

We request a variance to legalize the existing structure as constructed with a side setback encroachment. In addition, we request a variance to provide alley access by installing a garage door to the rear of the existing garage, resulting in a 6'-6" distance from the garage to the alley property line instead of 18'. Approval will allow improvements to the existing contributing garage which, as built, cannot accommodate a modern large car, van, or SUV. and will provide safe and functional access to O'Brien Lane from the garage, eliminating the need to backup approximately 120 feet onto South Boulevard.

Section 27-114(d)(2) - The existing contributing structure is the hardship as it was built at 1'-9.5" from the side property line and does not conform to the current accessory structure setbacks and was designed as a garage but will not accommodate the modern day large car, van, and SUV.

Section 27-114(d)(6) - The garage being located at the rear of the site with access to the alley is an appropriate location and use. It is consistent with the design standards and compatible with the historic district and is typical throughout the historic district.

I, the undersigned petitioner, hereby certify that all information on this petition is true and correct.

Sol Fleischman, Jr.  
Signature of Petitioner

State of Florida Physical Presence  or Online Notarization   
County of Hillsborough

Sworn to and subscribed before me this 20 day of February, 2026 by Sol J. Fleischman, Jr., who is/are personally known to me nta or has produced nta, as identification.

Rosann Garcia  
Notary Signature

Seal:



Receipt Number: 724631

Date Filed: 2/20/26



# PETITION FOR REVIEW

## AFFIDAVIT TO AUTHORIZE AGENT FOR A PETITION FOR REVIEW

Multiple authorizations may be necessary if there is more than one property owner.

APPLICATION/RECORD NUMBER: ARC-26-0000097

PROPERTY (LOCATION) ADDRESS(ES): 842 S Boulevard, Tampa, FL, 33606

"That I am (we are) the owner(s) and record title holder(s) of the property/Petitioner noted herein"

Petitioner's Name(s): 842 S Boulevard LLC, A Wyoming limited liability company \*

"That this property constitutes the subject of an application for the above referenced application/record number."

I, THE UNDERSIGNED owner, HEREBY CERTIFY THAT ALL INFORMATION ON THIS PETITION 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/FIRM NAME: Sol Fleischman

The undersigned authorizes the above agent/firm (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/petitioner and agent must sign and have their names notarized.

|   |  |
|---|--|
| STATE OF FLORIDA<br>COUNTY of <u>Hillsborough</u>   | STATE OF FLORIDA<br>COUNTY of <u>Hillsborough</u>  |
| Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this <u>19<sup>th</sup></u> day of <u>February</u> , 202 <u>6</u> by | Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this <u>20<sup>th</sup></u> day of <u>Feb</u> , 202 <u>6</u> by |
| <u>SEBASTIAN CASTRO</u><br>Printed Name      Signature  | <u>SOL FLEISCHMAN JR.</u><br>Printed Name      Signature   |
| <u>Sebastian Castro</u><br>Signature and Stamp of Notary Public   | <u>Rosann Garcia</u><br>Signature and Stamp of Notary Public   |
| Personally known or produced identification: <u>Select</u><br>Type of identification <u>Florida Drivers License</u>   | Personally known or produced identification: <u>Select</u><br>Type of identification   |

\* 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.



# City of Tampa

Jane Castor, Mayor

## Development & Growth Management Architectural Review & Historic Preservation

2555 E. Hanna Avenue  
Tampa, FL 33610

(813) 274-3100 Option 3

February 10, 2026

Sol Fleishman and Fernanda Suarez  
324 Hyde Park Avenue, Suite 300  
Tampa, FL 33606

RE: ARC-26-0000097, 842 S. Boulevard - Variance - Vehicular Entrance (Alley) Setback from 18'-0" to 6'-6"

Dear Mr. Fleishman,

The Architectural Review Commission (ARC) reviewed the referenced application at its meeting of February 4, 2026. The ARC voted to **deny** the variance request for a Vehicular Entrance (Alley) Setback from 18'-0" to 6'-6" due to the failure of the petitioner to meet the burden of proof with regard to the six hardship criteria as set forth in Section 27-114(d) of the City of Tampa Code of Ordinances, **specifically that,**

- **the hardship is self-created and would not result in compliance with the design standards and is not compatible with the historic pattern of development within the district.**

You have fourteen (14) calendar days from the date of the ARC's written decision to file a petition for review of the ARC decision before Tampa City Council. Should you decide to appeal, you will need to contact the Tampa City Clerk's office at (813) 274-8397 for the procedures to appeal an ARC decision.

Please let me know if you have any questions or need assistance.

Sincerely,

Dennis W. Fernandez  
Architectural Review & Historic Preservation Manager



# City of Tampa

Jane Castor, Mayor

## Development & Growth Management Architectural Review & Historic Preservation

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Tampa, FL 33610

(813) 274-3100 Option 3

February 10, 2026

Sol Fleishman and Fernanda Suarez  
324 Hyde Park Avenue Suite 300  
Tampa, FL 330606

RE: ARC-26-0000097, 842 S. Boulevard - Variance – Accessory Structure, North Side Yard Setback from 3'-0" to 1'-9.5" with an encroachment of 1'-6" for the eaves/gutters

Dear Mr. Fleishman,

The Architectural Review Commission (ARC) reviewed the referenced application at its meeting of February 4, 2026. The ARC voted to **deny** the variance request for a North Side Yard Setback from 3'-0" to 1'-9.5" with an encroachment of 1'-6" for the eaves/gutters due to the failure of the petitioner to meet the burden of proof with regard to the six hardship criteria as set forth in Section 27-114(d) of the City of Tampa Code of Ordinances, **specifically that,**

- **it failed to meet the burden required for Criteria 2 and Criteria 6 specifically, with respect to the presentation.**

You have fourteen (14) calendar days from the date of the ARC's written decision to file a petition for review of the ARC decision before Tampa City Council. Should you decide to appeal, you will need to contact the Tampa City Clerk's office at (813) 274-8397 for the procedures to appeal an ARC decision.

Please let me know if you have any questions or need assistance.

Sincerely,

Dennis W. Fernandez  
Architectural Review & Historic Preservation Manager



# City of Tampa

Jane Castor, Mayor

## Development & Growth Management Architectural Review & Historic Preservation

2555 E. Hanna Avenue  
Tampa, FL 33610

(813) 274-3100 Option 3

February 10, 2026

### ARCHITECTURAL REVIEW COMMISSION

Sol Fleishman and Fernanda Suarez  
324 Hyde Park Avenue, Suite 300  
Tampa, FL 33606

RE: ARC-26-0000097, 842 S. Boulevard – Variance - Accessory Structure, (Alley) East Side Yard setback

### ORDER

The following reflects the action taken by the Architectural Review Commission (ARC) in reference to ARC-26-0000097 at its Public Hearing of February 4, 2026.

Upon motion duly made and seconded, the ARC voted 5-0-0 to **Approve** the variance requested in case number ARC-26-0000097 for the property located at 842 S. Boulevard for the Accessory Structure, (Alley) East Side Yard setback, as referenced in the site plan, to permit a 1'-5.5" setback with an encroachment of 1'-5.5" for the eaves/gutters, because the petitioner has met the hardship criteria contained in Section 27-114(d)(1-6) of the City of Tampa Code of Ordinances for granting a variance.

The aforementioned variance has been granted subject to any conditions mentioned above and only in accordance with the details shown on the site plan. Any violation of these terms and conditions shall be deemed a violation of the Zoning Regulations.

**In order to avoid going before the ARC again, the variance must be utilized within five (5) years. This five (5) year period commences upon the ARC's written approval of the application for variances per Section 27-114(j) of the City of Tampa Code of Ordinances.**

If you have any questions, please feel free to contact the Architectural Review & Historic Preservation office at (813) 274-3100, Option #3.

Chair

Date

2/10/26



# City of Tampa

Jane Castor, Mayor

## Development & Growth Management Architectural Review & Historic Preservation

2555 E. Hanna Avenue  
Tampa, FL 33610

(813) 274-3100, Option 3

February 10, 2026

Sol Fleishman and Fernanda Suarez  
324 Hyde Park Avenue, Suite 300  
Tampa, FL 33606

Re: ARC-26-0000097, 842 S. Boulevard - C.A. - New Construction: Addition to Primary Structure  
Front Porch Addition  
Site Improvements

Dear Mr. Fleishman:

The Architectural Review Commission (ARC) reviewed the referenced application at its February 4, 2026, Public Hearing. The ARC voted **Final Approval** for the issuance of a Certificate of Appropriateness (CA) for the property located at 842 S. Boulevard for the Addition to Primary Structure and Front Porch Addition, with **the following conditions to be approved by staff:**

- That the applicant work with staff on the stucco pattern for the wall.
- That the applicant work with staff for the flood vents in the new addition for the crawl space.

**In order to receive the CA, a digital copy of the final construction drawings is required to be uploaded to record number ARC-26-0000097 in Accela prior to submitting for a construction permit.**

Work performed pursuant to a CA shall be started within five (5) years. This five (5) year period commences upon the ARC's written approval of the CA. **The work will be inspected during and after construction in order to ensure compliance with the CA as issued.**

**Failure to comply with the CA as approved will be a violation of the Tampa Zoning Code and shall be subject to the fines and penalties set forth in Chapter 9, City of Tampa Code of Ordinances.**

The ARC action is limited to issuance of a CA and, if applicable, granting specific variances. The owner and/or agent are independently responsible to obtain any other appropriate permits and/or approvals required.

Please let me know if you have any questions or need assistance.

Sincerely,

Dennis W. Fernandez  
Architectural Review & Historic Preservation Manager



CERTIFICATE OF INCUMBENCY
842 S. Boulevard, LLC

The undersigned, as an authorized representative of Company Sage Agents, LLC, the "Organizer" and "Registered Agent" of 842 S. Boulevard, LLC, a Wyoming limited liability company formed on 7/23/2025 (Filing ID: 2025-001727793). 842 S. Boulevard, LLC hereby affirms to the best of my knowledge, information and belief and according to the records of the Organizer and Registered Agent, the following:

- 1. On 7/23/2025, Company Sage Agents LLC organized 842 S. Boulevard, LLC, as a Wyoming limited liability company.
2. The Registered Address of the Company is 1309 Coffeen Ave, Suite 1200, Sheridan, Wyoming 82801.
3. The Registered Agent of the Company is Company Sage Agents LLC, located at 1095 Sugarview Dr Ste 100, Sheridan, Wyoming 82801.
4. According to the records of the Organizer and Registered Agent of the Company, the true member(s) is or are:
- The Angelo Iafrate Business Trust F/B/O Stephen M. Iafrate, Dominic Iafrate, Sr., Angelo E. Iafrate, and Matthew L. Evans, as Co-Trustees owning 100 percent
- The sole Manager of 842 S. Boulevard, LLC (the "Company") is Stephen M. Iafrate. Pursuant to Section 3.01 of the Operating Agreement of the Company, dated July 23, 2025, the Manager may take all actions necessary, useful, or appropriate for the ordinary management and conduct of the Company's business, and has the exclusive authority to manage the operations and affairs of the Company.

Signed and attested by Chloe Ives of Company Sage Agents LLC, the Organizer of 842 S. Boulevard, LLC, on 01/05/2026:

[Signature]
Authorized Representative

STATE OF WYOMING )
COUNTY OF SHERIDAN )
WITNESS my hand and official seal )

This Certificate of Incumbency, was signed or attested before me on 01/05/2026, by Chloe Ives.

[Signature]
Signature of Notarial Officer

Notary Public
Title (e.g. Notary Public) OR Rank (Rank if officer in active military)
My commission expires: September 12, 2029

