



**Application for Rezoning**

**AFFIDAVIT OF COMPLIANCE**

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



Applicant Name(s): Miguel and Kim Aquino / Aquino Property Management LLC

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

Parcel Address (List all): 2707 E. 22nd Avenue, Unit #1 & Unit #2, Tampa, FL 33605

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

Application Number: REZ-25-0000129

**"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: February 9, 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: February 9, 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."**

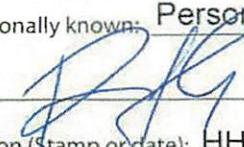
County of Hillsborough, State of Florida

Signature (owner/agent):   
(Print): Jaime Maier, Esq., of Hill Ward Henderson, P.A. as Agent

Sworn to and subscribed by means of  physical presence or  online (Enter date here): 2/19/2026

Signature (owner/agent): \_\_\_\_\_  
(Print): \_\_\_\_\_

Identification or personally known: Personally known

Notary Signature: 

Commission Expiration (Stamp or date): HH 666406





# 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-25-0000129

Date: February 9, 2026

Public Hearing Date: March 12, 2026

Public Hearing Time: 5:01 PM

Parcel Address: 2707 E. 22nd Avenue, Unit #1 & Unit #2, Tampa, FL 33605

Current Zoning District: RM-16

Proposed Zoning District: PD

If requesting a PD, please state the proposed use(s): Residential Single Family Semi-Detached

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](http://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](http://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>**

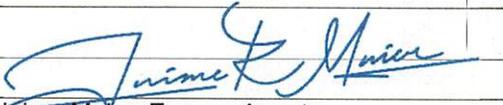
Please be advised that "any person who decides to appeal the decision of Tampa City Council with respect to this matter will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the 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):	Jaime Maier, Esq., of Hill Ward Henderson, P.A., as Agent
Applicant/Agent Phone No.:	(813) 506-5184
Applicant/Agent email address:	Jaime.Maier@hwhlaw.com



Jaime Maier, Esq. as Agent

Applicant/Agent Print:   
 (signature):

Hill Ward Henderson  
101 E. Kennedy Blvd., Ste. 3700  
Tampa, FL 33602



**CERTIFICATE OF MAILING**

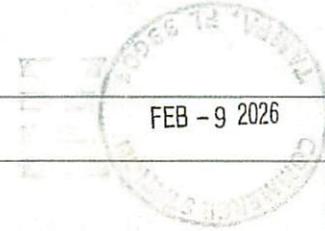
**Application No.: REZ-25-0000129**

**Applicant: Miguel Aquino**

**Subject Property: 2707 E. 22nd Avenue, Unit #1 & Unit #2, Tampa**

**Dated: February 9, 2026**

No.	Folio Number	Name/Address of Property Owner
1.	1878990000	ANNIE MILLS 2709 E 23 <sup>RD</sup> AVE TAMPA, FL 33605-2055
2.	1879000000	PATRICK LAURIN 2707 E 23 <sup>RD</sup> AVE UNIT A TAMPA, FL 33605-2496
3.	1879000050	JOCELYN JOHNSON 2707 E 23RD AVE APT B TAMPA, FL 33605-2496
4.	1879000100	JF AND PARTNER PROPERTY INVESTMENT LLC 209 CHEMIN DE BRIOUDES 31600 MURET FRANCE
5.	1879000150	JAMES E AND BRENDA R WATTS 2705 E 23RD AVE APT B TAMPA, FL 33605-2495
6.	1879020000	BONNIE DUNLAP 16003 NORTHLAKE VILLAGE DR ODESSA, FL 33556-2629
7.	1879020005	RUBEN AND OLGA LOO DIAZ AVENUE DU VIGNOBLE 2 2000 NEUCHATEL SWITZERLAND
8.	1879030000	BRISTON GRAY 2613 E 23RD AVE TAMPA, FL 33605-2053
9.	1879040000	ASYMPTOTIC LLC 10006 CROSS CREEK BLVD STE 211 TAMPA, FL 33647-2595
10.	1879130000	NATASHA E THOMPSON 2608 E 22ND AVE TAMPA, FL 33605-2116



Hill Ward Henderson  
 101 E. Kennedy Blvd., Ste. 3700  
 Tampa, FL 33602



No.	Folio Number	Name/Address of Property Owner
11.	1879140000	PETER LEE DAVIS 2610 E 22ND AVE TAMPA, FL 33605-2116
12.	1879150000	DALIA GOLDFARB-WAYMAN/TRUSTEE 24413 HENDRICKS AVE LOMITA, CA 90717-1106
13.	1879160000	CARMEN MALDONADO ET AL 2704 E 22ND AVE TAMPA, FL 33605-2118
14.	1879170000	JENNIFER MEDINA 2706 E 22ND AVE TAMPA, FL 33605-2118
15.	1879180000	BARBARA ALLEN 505 ARGONAUT AVE SAN FRANCISCO, CA 94134-3237
16.	1879190000	JACOB ANDREW SOWELL 2710 E 22ND AVE TAMPA, FL 33605-2118
17.	1879200000	EUGENE MANNING 5222 NESMITH RD PLANT CITY, FL 33567-3860
18.	1879210000	JOHN GOMEZ TRUSTEE 9717 S AVENUE H CHICAGO, IL 60617-5545
19.	1879220000	3106 N 29 LLC 15155 W COLONIAL DR UNIT 783354 WINTER GARDEN, FL 34778-7016
20.	1879230000	FERNANDO ALTAMIRANO 3104 N 29TH ST A B TAMPA, FL 33605-2126
21.	1879240000	WILSON BROTHERS INC 2036 W 79TH ST CHICAGO, IL 60620-5721
22.	1879560000	WILSON BROS ENTERPRISES P A 3000 N 29TH ST TAMPA, FL 33605-2124
23.	1879570000	VANESSA VARGAS AND JOSHUA PACHECO 2711 E 22ND AVE TAMPA, FL 33605-2117

Hill Ward Henderson  
 101 E. Kennedy Blvd., Ste. 3700  
 Tampa, FL 33602



No.	Folio Number	Name/Address of Property Owner
24.	1879580000	BULE SPERO PROPERTY MANAGEMENT LLC 4704 WOOD LANDING LN TAMPA, FL 33619-
25.	1879590000	AQUINO PROPERTY MANAGEMENT LLC 15001 LAKE MAURINE DR ODESSA, FL 33556-3108
26.	1879600000	DALIA GOLDFARB WAYSMAN/TRUSTEE 24413 HENDRICKS AVE LOMITA, CA 90717-1106
27.	1879610000	NELLIE WILLIAMS ESTATE OF C/O FRANK O GRAY SR PO BOX 11056 TAMPA, FL 33680-1056
28.	1879620000	FRANK OSCAR GRAY SR PO BOX 11056 TAMPA, FL 33680-1056
29.	1879630000	M & I AZOULAY REALTY LLC 2780 NE 183RD ST APT 906 AVENTURA, FL 33160-2111
30.	1879640000	SHANTAYVIA WILLIAMS 2607 E 22ND AVE TAMPA, FL 33605-2115
31.	1879640100	KIMBERLY MICHELLE BLACKMON 2605 E 22ND AVE TAMPA, FL 33605-2115
32.	1879680000	GEORGE ELTON AND KATRINA E COOPER/LIFE ESTATE 2606 E 21ST AVE TAMPA, FL 33605-2110
33.	1879680500	SHALIA P AND HILTON WILLIAMS 2608 E 21ST AVE TAMPA, FL 33605-2110
34.	1879690000	AMIR AND TAMAR BELSON/TRUSTEE 20 HARECHES STREET SAVYON 5653820 ISRAEL
35.	1879700000	CJLM FAMILY LLLP 3923 W OBISPO ST TAMPA, FL 33629-7829



Hill Ward Henderson  
 101 E. Kennedy Blvd., Ste. 3700  
 Tampa, FL 33602



No.	Folio Number	Name/Address of Property Owner
36.	1879710000	NOEL HOLDINGS AND ACQUISITIONS LLC 3205 DUCHESS CT PLANT CITY, FL 33565-5651
37.	1879720000	ROSEMERY GONZALEZ MAQUEIRA ET AL 2618 E 21ST AVE TAMPA, FL 33605-2110
38.	1879730000	SHAWANDA F PETTERMON 2716 E 21ST AVE TAMPA, FL 33605-2112
39.	1879740000	CUBE REAL ESTATE CORPORATION 15114 PENNINGTON RD TAMPA, FL 33624-2000
40.	1879750000	KEELEY SWITZER 2720 E 21ST AVE TAMPA, FL 33605-2112
41.	1884680000	ABE BROWN MINISTRIES INC 2921 N 29TH ST TAMPA, FL 33605-3003
42.	1884800000	FRED T ESCALANTE PO BOX 82842 TAMPA, FL 33682-2842
43.	1884810000	MELMORE CONTRACTING SERVICES LLC 9813 LELLA AVE TAMPA, FL 33615-2631
44.	1885050000	CITY OF TAMPA ATTN REAL ESTATE DIVISION 306 E JACKSON ST TAMPA, FL 33602-5223

Contact Info

Name	Contact Name	Mail To	City/State	Zip
Jackson Heights Neighborhood Associated & Crime Watch	Tate, Fran	P.O. Box 5524	Tampa, Florida	33675
Ybor City Management LLC	Saunders, Paula	1803 N 13th Street	Tampa, FL	33605
Tampa Overlook Neighborhood Association	Weinel, Jackie	9415 N 16th St	Tampa, FL	33612



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/](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: 1878990000	Dor: 0100			
ANNIE MILLS				
2709 E 23RD AVE				
TAMPA	FL	33605-2055		
-----				1
Folio: 1879000000	Dor: 0100			
PATRICK LAURIN				
2707 E 23RD AVE UNIT A				
TAMPA	FL	33605-2496		
-----				2
Folio: 1879000050	Dor: 0100			
JOCELYN JOHNSON				
2707 E 23RD AVE APT B				
TAMPA	FL	33605-2496		
-----				3
Folio: 1879000100	Dor: 0100			
JF AND PARTNER PROPERTY INVESTMENT LLC				
209 CHEMIN DE BRIOUDES				
31600 MURET		FRANCE		
-----				4
Folio: 1879000150	Dor: 0100			
JAMES E AND BRENDA R WATTS				
2705 E 23RD AVE APT B				
TAMPA	FL	33605-2495		
-----				5
Folio: 1879020000	Dor: 0100			
BONNIE DUNLAP				
16003 NORTHLAKE VILLAGE DR				
ODESSA	FL	33556-2629		
-----				6

Folio: 1879020005  
RUBEN AND OLGA LOO DIAZ  
AVENUE DU VIGNOBLE 2

Dor: 0800

2000 NEUCHATEL

SWITZERLAND

7

-----  
Folio: 1879030000  
BRISTON GRAY  
2613 E 23RD AVE

Dor: 0100

TAMPA

FL 33605-2053

8

-----  
Folio: 1879040000  
ASYMPTOTIC LLC  
10006 CROSS CREEK BLVD STE 211

Dor: 0100

TAMPA

FL 33647-2595

9

-----  
Folio: 1879130000  
NATASHA E THOMPSON  
2608 E 22ND AVE

Dor: 0100

TAMPA

FL 33605-2116

10

-----  
Folio: 1879140000  
PETER LEE DAVIS  
2610 E 22ND AVE

Dor: 0100

TAMPA

FL 33605-2116

11

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Folio: 1879150000  
DALIA GOLDFARB-WAYMAN/TRUSTEE  
24413 HENDRICKS AVE

Dor: 0100

LOMITA

CA 90717-1106

12

-----  
Folio: 1879160000  
CARMEN MALDONADO ET AL  
2704 E 22ND AVE

Dor: 0100

TAMPA

FL 33605-2118

13

-----  
Folio: 1879170000  
JENNIFER MEDINA  
2706 E 22ND AVE

Dor: 0100

TAMPA

FL 33605-2118

14

-----  
Folio: 1879180000  
BARBARA ALLEN  
505 ARGONAUT AVE

Dor: 0000

SAN FRANCISCO

CA 94134-3237

15

-----  
Folio: 1879190000  
JACOB ANDREW SOWELL  
2710 E 22ND AVE

Dor: 0100

TAMPA

FL 33605-2118

16

Folio: 1879200000	Dor: 0800	
EUGENE MANNING		
5222 NESMITH RD		
PLANT CITY	FL 33567-3860	17
-----		
Folio: 1879210000	Dor: 0100	
JOHN GOMEZ TRUSTEE		
9717 S AVENUE H		
CHICAGO	IL 60617-5545	18
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Folio: 1879220000	Dor: 0800	
3106 N 29 LLC		
15155 W COLONIAL DR UNIT 783354		
WINTER GARDEN	FL 34778-7016	19
-----		
Folio: 1879230000	Dor: 0100	
FERNANDO ALTAMIRANO		
3104 N 29TH ST A B		
TAMPA	FL 33605-2126	20
-----		
Folio: 1879240000	Dor: 0000	
WILSON BROTHERS INC		
2036 W 79TH ST		
CHICAGO	IL 60620-5721	21
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Folio: 1879560000	Dor: 7600	
WILSON BROS ENTERPRISES P A		
3000 N 29TH ST		
TAMPA	FL 33605-2124	22
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Folio: 1879570000	Dor: 0100	
VANESSA VARGAS AND JOSHUA PACHECO		
2711 E 22ND AVE		
TAMPA	FL 33605-2117	23
-----		
Folio: 1879580000	Dor: 0100	
BULE SPERO PROPERTY MANAGEMENT LLC		
4704 WOOD LANDING LN		
TAMPA	FL 33619-	24
-----		
Folio: 1879590000	Dor: 0000	
AQUINO PROPERTY MANAGEMENT LLC		
15001 LAKE MAURINE DR		
ODESSA	FL 33556-3108	25
-----		
Folio: 1879600000	Dor: 0100	
DALIA GOLDFARB WAYSMAN/TRUSTEE		
24413 HENDRICKS AVE		
LOMITA	CA 90717-1106	26
-----		

Folio: 1879610000	Dor: 0000	
NELLIE WILLIAMS ESTATE OF		
C/O FRANK O GRAY SR		
PO BOX 11056		
TAMPA	FL	33680-1056
-----		
		27
Folio: 1879620000	Dor: 0000	
FRANK OSCAR GRAY SR		
PO BOX 11056		
TAMPA	FL	33680-1056
-----		
		28
Folio: 1879630000	Dor: 0100	
M & I AZOULAY REALTY LLC		
2780 NE 183RD ST APT 906		
AVENTURA	FL	33160-2111
-----		
		29
Folio: 1879640000	Dor: 0100	
SHANTAYVIA WILLIAMS		
2607 E 22ND AVE		
TAMPA	FL	33605-2115
-----		
		30
Folio: 1879640100	Dor: 0100	
KIMBERLY MICHELLE BLACKMON		
2605 E 22ND AVE		
TAMPA	FL	33605-2115
-----		
		31
Folio: 1879680000	Dor: 0100	
GEORGE ELTON AND KATRINA E COOPER/LIFE ESTATE		
2606 E 21ST AVE		
TAMPA	FL	33605-2110
-----		
		32
Folio: 1879680500	Dor: 0100	
SHALIA P AND HILTON WILLIAMS		
2608 E 21ST AVE		
TAMPA	FL	33605-2110
-----		
		33
Folio: 1879690000	Dor: 0100	
AMIR AND TAMAR BELSON/TRUSTEE		
20 HARECHES STREET		
SAVYON 5653820		ISRAEL
-----		
		34
Folio: 1879700000	Dor: 0100	
CJLM FAMILY LLLP		
3923 W OBISPO ST		
TAMPA	FL	33629-7829
-----		
		35
Folio: 1879710000	Dor: 0100	
NOEL HOLDINGS AND ACQUISITIONS LLC		
3205 DUCHESS CT		
PLANT CITY	FL	33565-5651
-----		
		36

Folio: 1879720000 Dor: 0100  
ROSEMERY GONZALEZ MAQUEIRA ET AL  
2618 E 21ST AVE

TAMPA FL 33605-2110

37

Folio: 1879730000 Dor: 0100  
SHAWANDA F PETTERMON  
2716 E 21ST AVE

TAMPA FL 33605-2112

38

Folio: 1879740000 Dor: 0100  
CUBE REAL ESTATE CORPORATION  
15114 PENNINGTON RD

TAMPA FL 33624-2000

39

Folio: 1879750000 Dor: 0100  
KEELEY SWITZER  
2720 E 21ST AVE

TAMPA FL 33605-2112

40

Folio: 1884680000 Dor: 7100  
ABE BROWN MINISTRIES INC  
2921 N 29TH ST

TAMPA FL 33605-3003

41

Folio: 1884800000 Dor: 0100  
FRED T ESCALANTE  
PO BOX 82842

TAMPA FL 33682-2842

42

Folio: 1884810000 Dor: 0000  
MELMORE CONTRACTING SERVICES LLC  
9813 LELLA AVE

TAMPA FL 33615-2631

43

Folio: 1885050000 Dor: 8900  
CITY OF TAMPA  
ATTN REAL ESTATE DIVISION  
306 E JACKSON ST

TAMPA FL 33602-5223

44

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

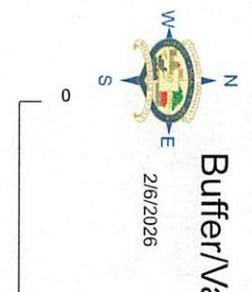
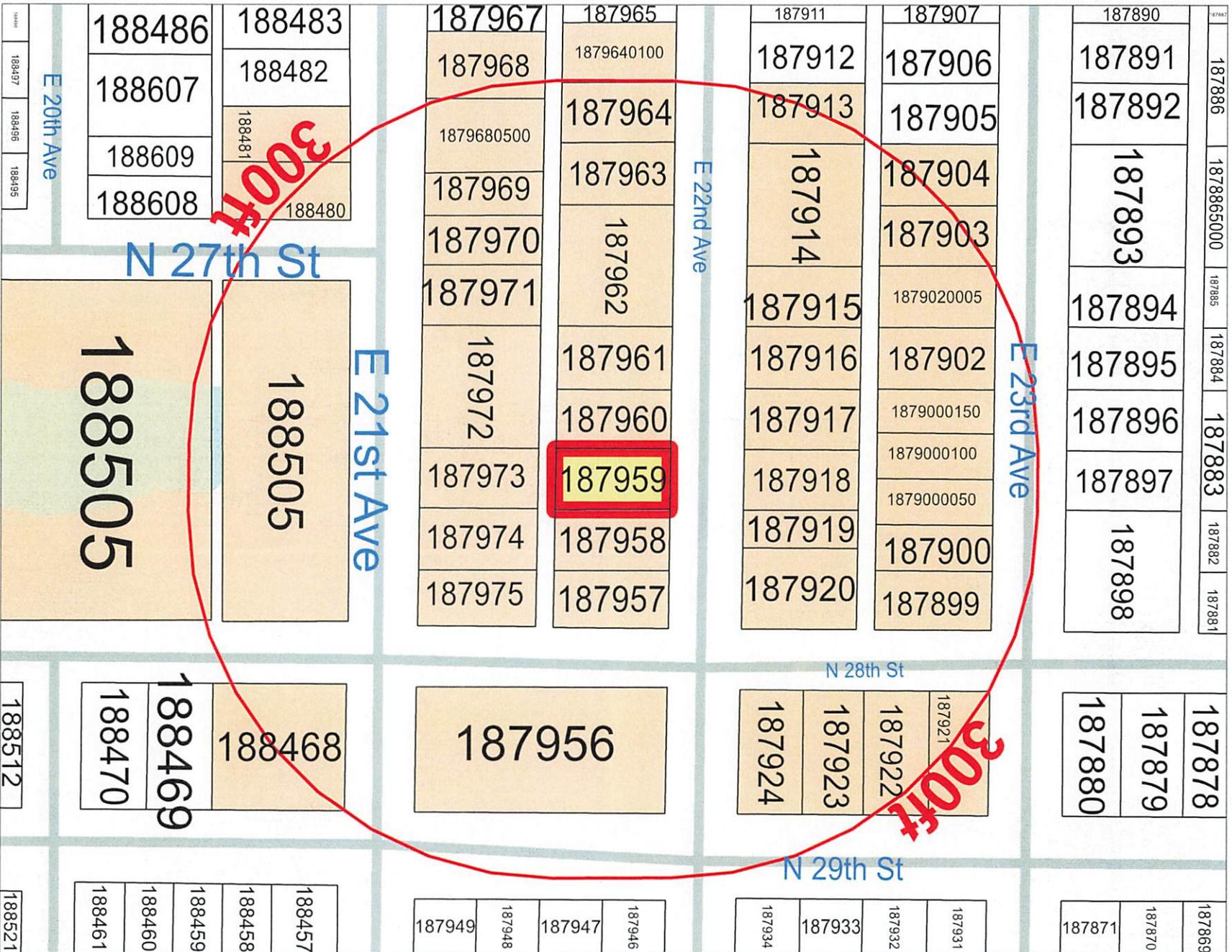
300 feet 02/06/26  
folio: 1879590000

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: 02/06/26

BOB HENRIQUEZ  
County Property Appraiser

BY .....  
DEPUTY Property Appraiser

DAVID  
BOZANA



**Buffer/Variance Map**

300ft buffer map  
 Hillsborough County  
 Property Appraiser's Office

Buffer distance  
 Subject parcel(s)  
 Parcels within buffer distance

STATE OF FLORIDA  
 COUNTY OF HILLSBOROUGH  
 THIS MAP IS TO CERTIFY THAT THE FOREGOING IS A  
 TRUE AND CORRECT COPY OF THE ORIGINAL  
 PHYSICAL MAP FILED FOR RECORD IN THE  
 OFFICE OF THE COUNTY CLERK OF HILLSBOROUGH  
 COUNTY, FLORIDA, ON 2/6/2026  
 BOB HENRIQUEZ, County Property Appraiser  
 BOB HENRIQUEZ, County Property Appraiser  
 BOB HENRIQUEZ, County Property Appraiser

IMPORTANT NOTICE:  
 \* THIS MAP IS NOT A SURVEY \*  
 This map may contain information produced &  
 maintained by other agencies. Not to be used  
 for fence or construction purposes.  
 \* ALL VALUES ARE SUBJECT TO CHANGE \*

**Contact Info**

<b>Name</b>	<b>Contact Name</b>	<b>Mail To</b>	<b>City/State</b>	<b>Zip</b>
Jackson Heights Neighborhood Associated & Crime Watch	Tate, Fran	P.O. Box 5524	Tampa, Florida	33675
Ybor City Management LLC	Saunders, Paula	1803 N 13th Street	Tampa, FL	33605
Tampa Overlook Neighborhood Association	Weinel, Jackie	9415 N 16th St	Tampa, FL	33612



# PUBLIC HEARING

REZONING     SPECIAL USE 2     ALCOHOL SPECIAL USE 2

APPLICATION: REZ-25-0000129  
HEARING DATE: MARCH 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](http://Tampa.GOV/QUASI) or  
813-274-3100, Option 2



