

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: October 14, 2025
Application Number: REZ-26-0000002
Tentative PH Date & Time: 03/12/2026
Atlas Page: H-11

EXHIBIT A

PROPERTY OWNER'S INFORMATION

Name(s): J&s Bay Investments Llc
Address: 238 E Davis Blvd Ste 308
City: Tampa
State: FL Zip Code: 33606 373
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@lascarare.com

CONTACT FOR ALL RELATED CORRESPONDENCE

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

PARCEL INFORMATION

Parcel Address (List all): 1008 W La Salle St, Tampa FL 33607
Folio Number(s) (List all): 178549.0000
Property Size (acres or SF): 0.11
Current Use of Land: Residential Single Family Proposed Use of Land: Residential Single Family Semi-Detached
Current Zoning District: RS-50 Proposed Zoning District: PD

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: 02/05/2026
Planning Comm. Planner's Name/Initials: Meaghan McCarthy Date Counseled: 2/4/26
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: J Scott Date Counseled: 2/03/2026
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.

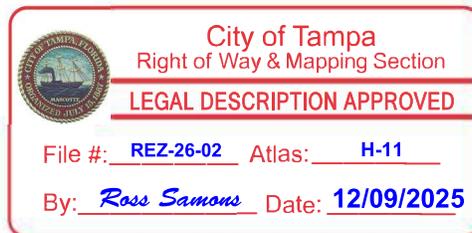


Application for REZONING (REZ)

Development & Growth Management Development
Coordination
2555 E Hanna Avenue
Tampa, FL 33610
(813) 274-3100

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

LOT 11, BLOCK 4, MAP OF MUNRO'S AND CLEWIS'S ADDITION TO WEST-TAMPA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



Name	Contact Info			
	Contact Name	Mail To	City/State	Zip
West Riverfront Neighborhood Crimewatch Association, Inc.	McNair, Ruth	1121 West Nassau Street	Tampa, Florida	33607
West Tampa CRA Community Advisory Committee	Robinson, Joseph	2338 Palmetto Street	Tampa, FL	33607
North Hyde Park Civic Asso.Neighborhood Crime Watch	Ramirez, Carlos	W Carmen St	TAMPA, FL	336774773
Armory Gardens Civic Association	Ball, Geoff	2417 W. Carmen St	Tampa, Florida	33609
North Hyde Park Civic Association, Inc.	Leontsinis, Nicole	PO Box 4773	Tampa, Florida	33677



Application for REZONING (REZ)

Development and Growth Management
Development Coordination
2555 E Hanna Avenue
Tampa, FL 33610
(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: Planned Development (PD)

Structure Size or # of Units: 4,750 sf Structure Size or # of Units: 4,700 sf

Office Use Only:

To be filled out by City of Tampa staff:

Transportation staff name: _____

Transportation staff signature: _____

Is a Transportation analysis required? _____



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): 1008 W La Salle St, Tampa, FL 33607

FOLIO NUMBER(S): 178549-0000

"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.

STATE of FLORIDA COUNTY of <u>Hillsborough</u>	STATE of FLORIDA COUNTY of <u>Hillsborough</u>
Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this <u>14</u> day of <u>October</u> , 202 <u>5</u> by	Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this <u>14</u> day of <u>October</u> , 202 <u>5</u> by
<u>James Lascara</u> / <u>James Lascara</u> Printed Name (Owner) Signature	<u>Giselle Mota</u> / <u>Giselle Mota</u> Printed Name (Agent) Signature
<u>Katherine Bowman</u> Signature and Stamp of Notary Public	<u>Katherine Bowman</u> Signature and Stamp of Notary Public
KATHERINE M. BOWMAN Commission # HH 612263 Expires November 13, 2028	KATHERINE M. BOWMAN Commission # HH 612263 Expires November 13, 2028
<u>Personally known</u> or produced identification: <input checked="" type="checkbox"/> Select	<u>Personally known</u> or produced identification: <input checked="" type="checkbox"/> Select
Type of identification <u>FL DL</u>	Type of identification <u>FL DL</u>

* 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.

Prepared by and return to:
Jenna Hansen
Old Tampa Bay Title, LLC
1560 West Cleveland Street
Tampa, FL 33606
(813) 402-2266
File No 2025-7531

Parcel Identification No 178549-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **10th day of October, 2025** between **J&S Bay Investments LLC, a Florida Limited Liability Company**, whose post office address is **238 East Davis Boulevard, #308, Tampa, FL 33606**, of the County of Hillsborough, State of Florida, Grantor, to **Poseidon25 Developments LLC, a Florida Limited Liability Company**, whose post office address is **1313 West Grace Street, Tampa, FL 33607**, of the County of Hillsborough, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough, Florida, to-wit:

Lot 11, Block 4, Munro's and Clewis's Addition to West Tampa, according to the map or plat thereof as recorded in Plat Book 1, Page 63, Public Records of Hillsborough County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature
Jennifer Hansen

Witness #1 Printed Name

Witness #1 Address 1560 W. Cleveland St Tampa FL 33606

Witness #2 Signature
Jeffrey Robbins

Witness #2 Printed Name

Witness #2 Address 1560 W. Cleveland St, Tampa, FL 33606

J&S Bay Investments LLC, a Florida Limited Liability Company

By: James B. McLamore
James B. McLamore, Managing Member

By: Sterling W. McLamore, Jr.
Sterling W. McLamore, Jr., Managing Member

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of October, 2025, by James B. McLamore and Sterling W. McLamore, Jr., Managing Members of J&S Bay Investments LLC, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced D.L. as identification.

Signature of Notary Public
Jennifer Hansen

Print, Type/Stamp Name of Notary



Application for Rezoning

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



EXHIBIT A-1

Application Number: REZ-26-0000002
City Council District: 5
Number of Signs: _____
Signs Issued? _____ Date Issued: _____
Overlay District: _____
Local Historic District: _____
Urban Village: _____

Parcel Address (List all): 1008 W La Salle St, Tampa FL 33607

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

****Participating Organization Names per 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
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____