

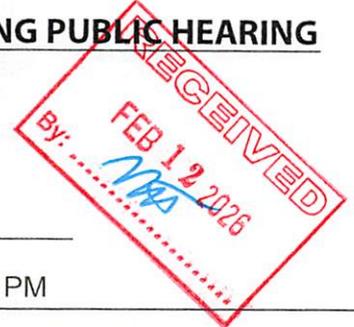


Application for Rezoning

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-26-0000006

Date: 02/10/2026

Public Hearing Date: March 12, 2026

Public Hearing Time: 5:01 PM

Parcel Address: 4420 W. Carmen Street

Current Zoning District: RS-50

Proposed Zoning District: PD

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

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.

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.**

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): Azam Elsheikh

Applicant/Agent Phone No.: 813-210-3333

Applicant/Agent email address: azam@pei-fl.com

Applicant/Agent Print: _____
(signature):

Azam Elsheikh



Application for Rezoning

AFFIDAVIT OF COMPLIANCE

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

Applicant Name(s): Azam Elsheikh

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

Parcel Address (List all): 4420 W. Carmen Street

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

Application Number: REZ-26-0000006

"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: 02/10/2026

"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: 02/10/2026

"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."

Signature (owner/agent):

(Print):

Signature (owner/agent):

(Print):

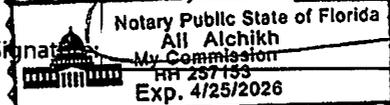
County of Hillsborough, State of Florida

Sworn to and subscribed by means of

physical presence or online (Enter date here): 02/10/2026

Identification or personally known

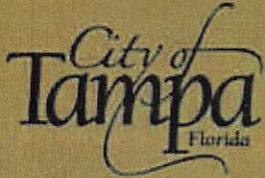
Notary Signature:



Commission Expiration (Stamp or date):



Public Information
City of [illegible]



PUBLIC HEARING

REZONING SPECIAL USE 2 ALCOHOL SPECIAL USE 2

APPLICATION:

REZ-26-00000006

HEARING DATE:

03/12/2026

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



Provided by GISDEPT@HCPAFL.ORG

Global Engineering Associates, Inc.
2302 N. Highland Avenue
Tampa, FL 33602

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

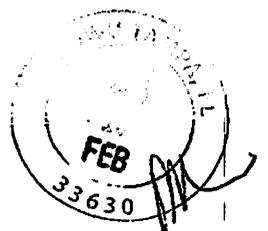
List is sorted by folio number. Duplicates labels have been removed.

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.

-----			LABEL COUNT
✓ Folio: 1127050000	Dor: 0100		
RICHARD B PINDER AND LAURA R PAULEY 318 N HESPERIDES ST			
TAMPA	FL	33609-2021	
-----			1
✓ Folio: 1127660000	Dor: 8700		
DEPT OF TRANSPORTATION 11201 MCKINLEY DR			
TAMPA	FL	33612-6456	
-----			2
✓ Folio: 1127670000	Dor: 8700		
DEPT OF TRANSPORTATION 11201 MCKINLEY DR			
TAMPA	FL	33612-6456	
-----			3
✓ Folio: 1127830000	Dor: 8700		
DEPT OF TRANSPORTATION 11201 MCKINLEY DR			
TAMPA	FL	33612-6456	
-----			4
✓ Folio: 1127840000	Dor: 8700		
DEPT OF TRANSPORTATION 11201 MCKINLEY DR			
TAMPA	FL	33612-6456	
-----			5
✓ Folio: 1127850000	Dor: 8700		
DEPT OF TRANSPORTATION 11201 MCKINLEY DR			
TAMPA	FL	33612-6456	
-----			6

U.S. POSTAGE PAID
TAMPA, FL
33630
FEB 10 26
AMOUNT
\$4.20
\$2924M501892-25



✓ Folio: 1127860000
DEPT OF TRANSPORTATION
11201 MCKINLEY DR

Dor: 8700

TAMPA FL 33612-6456

7

✓ Folio: 1127870000
DEPT OF TRANSPORTATION
11201 MCKINLEY DR

Dor: 8700

TAMPA FL 33612-6456

8

✓ Folio: 1128000000
SONG ZHOU
4119 W CARMEN ST

Dor: 0100

TAMPA FL 33609-2201

9

✓ Folio: 1128010000
BLAKE H ROBERTS
4503 W GRAY ST

Dor: 0100

TAMPA FL 33609-2007

10

✓ Folio: 1128570000
DEPT OF TRANSPORTATION
11201 MCKINLEY DR

Dor: 8710

TAMPA FL 33612-6456

11

✓ Folio: 1128580000
DEPT OF TRANSPORTATION
11201 MCKINLEY DR

Dor: 8710

TAMPA FL 33612-6456

12

✓ Folio: 1128590000
DEPT OF TRANSPORTATION
11201 MCKINLEY DR

Dor: 8710

TAMPA FL 33612-6456

13

✓ Folio: 1128600000
DEPT OF TRANSPORTATION
11201 MCKINLEY DR

Dor: 8710

TAMPA FL 33612-6456

14

✓ Folio: 1128610000
DEPT OF TRANSPORTATION
11201 MCKINLEY DR

Dor: 8710

TAMPA FL 33612-6456

15

✓ Folio: 1128610100
DEPT OF TRANSPORTATION
11201 MCKINLEY DR

Dor: 8710

TAMPA FL 33612-6456

16

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✓ Folio: 1128620000	Dor: 8710	
DEPT OF TRANSPORTATION		
11201 MCKINLEY DR		
TAMPA	FL 33612-6456	17

✓ Folio: 1128670000	Dor: 8700	
DEPT OF TRANSPORTATION		
11201 MCKINLEY DR		
TAMPA	FL 33612-6456	18

✓ Folio: 1128680000	Dor: 8700	
DEPT OF TRANSPORTATION		
11201 MCKINLEY DR		
TAMPA	FL 33612-6456	19

✓ Folio: 1128690000	Dor: 8700	
DEPT OF TRANSPORTATION		
11201 MCKINLEY DR		
TAMPA	FL 33612-6456	20

✓ Folio: 1128700000	Dor: 8700	
DEPT OF TRANSPORTATION		
11201 MCKINLEY DR		
TAMPA	FL 33612-6456	21

✓ Folio: 1128710000	Dor: 8700	
DEPT OF TRANSPORTATION		
11201 MCKINLEY DR		
TAMPA	FL 33612-6456	22

✓ Folio: 1128720000	Dor: 8700	
DEPT OF TRANSPORTATION		
11201 MCKINLEY DR		
TAMPA	FL 33612-6456	23

✓ Folio: 1128720100	Dor: 8700	
DEPT OF TRANSPORTATION		
11201 MCKINLEY DR		
TAMPA	FL 33612-6456	24

✓ Folio: 1128720200	Dor: 8700	
DEPT OF TRANSPORTATION		
11201 MCKINLEY DR		
TAMPA	FL 33612-6456	25

✓ Folio: 1128720300	Dor: 8700	
DEPT OF TRANSPORTATION		
11201 MCKINLEY DR		
TAMPA	FL 33612-6456	26

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✓ Folio: 1128730050	Dor: 0100	
✓ CARLOS OSORNO		
4408 W CARMEN ST		
TAMPA	FL	33609-2002

✓ Folio: 1128730100	Dor: 0100	27
✓ WILLIAM S AND JUANITA D FEILD		
4412 W CARMEN ST		
TAMPA	FL	33609-2002

✓ Folio: 1128730150	Dor: 0100	28
✓ WILLIAM S AND JUANITA FEILD		
4412 W CARMEN ST		
TAMPA	FL	33609-2002

✓ Folio: 1128730200	Dor: 0100	29
✓ NORA PFANTZ/ LIFE ESTATE		
4410 W CARMEN ST		
TAMPA	FL	33609-2002

✓ Folio: 1128740000	Dor: 0100	30
✓ ANTHONY J SINATRA AND LAWRENCE A SINATRA		
221 N HOGAN ST STE 414-7031		
JACKSONVILLE	FL	32202-4201

✓ Folio: 1128740014	Dor: 0100	31
✓ DEAN PETER APOCKOTOS		
4416 W CARMEN ST		
TAMPA	FL	33609-2002

✓ Folio: 1128740015	Dor: 0100	32
✓ ENRIQUE RAUL CASTILLO		
4418 W CARMEN ST		
TAMPA	FL	33609-2002

✓ Folio: 1128740020	Dor: 0100	33
✓ 4420 CARMEN LLC		
4420 W CARMEN ST		
TAMPA	FL	33609-2002

✓ Folio: 1128750000	Dor: 0100	34
✓ JOSEPH JEFFERSON AND KARLA Y MCDUFFIE		
4417 W GRAY ST		
TAMPA	FL	33609-2005

✓ Folio: 1128760000	Dor: 0100	35
✓ ALEXANDRA WOLFE		
4421 W GRAY ST		
TAMPA	FL	33609-2005

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✓ Folio: 1128790000	Dor: 0106	
ISAAC T SARNOFF		
4411 W GRAY ST UNIT 2		
TAMPA	FL	33609-2027

✓ Folio: 1128790050	Dor: 0106	37
JOSE M SANCHEZ OJEDA AND ANGEL O NIEVES		
4411 W GRAY ST UNIT 1		
TAMPA	FL	33609-2027

✓ Folio: 1128790100	Dor: 0106	38
GEORGE C CHACONAS		
4413 W GRAY ST UNIT 2		
TAMPA	FL	33609-2001

✓ Folio: 1128790150	Dor: 0106	39
PATRICK ANDREW HEULER AND HANNA MARIE MCMAHON		
4413 W GRAY ST UNIT 1		
TAMPA	FL	33609-2001

✓ Folio: 1128800000	Dor: 0100	40
ALEXANDRA WOLFE		
4421 W GRAY ST		
TAMPA	FL	33609-2005

✓ Folio: 1129470000	Dor: 0100	41
ALICIA W CIMINO/LIFE ESTAE		
4412 W GRAY ST		
TAMPA	FL	33609-2006

✓ Folio: 1142930202	Dor: 0400	42
KRISTIN N CIACCIO		
4413 W FIG ST		
TAMPA	FL	33609-2015

✓ Folio: 1142930204	Dor: 0400	43
ERICA C RIIS AND TRAVIS WILLIAMS		
3507 S DREXEL AVE		
TAMPA	FL	33629-8915

✓ Folio: 1142930206	Dor: 0400	44
OMAR ABDEL AZIZ		
4416 W GRAY ST		
TAMPA	FL	33609-2006

✓ Folio: 1142930208	Dor: 0400	45
LEIDIANA FREITAG LIFE ESTATE		
4417 W FIG ST		
TAMPA	FL	33609-2015

		46

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✓ Folio: 1142930210	Dor: 0400	
✓ SHARON J GALEANO AND MATTHEW PHILLIPS		
540 RIVERSIDE AVE		
MERRITT ISLAND	FL	32953

		47
✓ Folio: 1142930212	Dor: 0400	
✓ LEONARD A SCHUSTER		
4419 W FIG ST		
TAMPA	FL	33609-2015

		48
✓ Folio: 1142930214	Dor: 0400	
✓ PATRICIA F VAN BUEREN		
4420 W GRAY ST		
TAMPA	FL	33609-2006

		49
✓ Folio: 1142930216	Dor: 0400	
✓ MARISA FRANCESCHI		
4421 W FIG ST		
TAMPA	FL	33609-2015

		50
✓ Folio: 1142930218	Dor: 0400	
✓ KELLY L HALL		
4422 W GRAY ST		
TAMPA	FL	33609-2006

		51
✓ Folio: 1142930220	Dor: 0400	
✓ JOHN BROADDUS LIVINGSTON/TRUSTEE ET AL		
4423 W FIG ST		
TAMPA	FL	33609-2015

		52
✓ Folio: 1142930222	Dor: 0400	
✓ THERESA M HOFT		
4424 W GRAY ST		
TAMPA	FL	33609-2006

		53
✓ Folio: 1142930224	Dor: 0400	
✓ KRISTIN BRADLEY WILHELM / ET AL		
4426 W GRAY ST		
TAMPA	FL	33609-2006

		54
✓ Folio: 1142930226	Dor: 0902	
✓ GATES OF WESTSHORE A CONDOMINIUM INC		
C/O WESTCOAST MANAGEMENT & REALITY INC		
10502 N DALE MABRY HWY		
TAMPA	FL	33618-4136

		55
✓ Folio: 1142930532	Dor: 0106	
✓ RONALD J SHIRLEY		
347 RAES CREEK DR		
GREENVILLE	SC	29609-1986

		56



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Folio: 1142930534 Dor: 0106
✓ MICHELLE CARMEN LIFE ESTATE
4502 W GRAY ST
TAMPA FL 33609-2008

57

Folio: 1142930536 Dor: 0106
✓ MICHELLE RENEE COSTELLO
4504 W GRAY ST
TAMPA FL 33609-2008

58

Folio: 1142930552 Dor: 0106
✓ TRISTAN LEE AND STEPHANIE D ALDINGER
6301 S MACDILL AVE
TAMPA FL 33611-5019

59

Folio: 1142930554 Dor: 0106
✓ TEJAL M AND DIPAK PATEL
3331 CRENSHAW LAKE RD
LUTZ FL 33548-4710

60

Folio: 1142930556 Dor: 0106
✓ YESIM AND FRANK FARUK TASKIN
404 N HESPERIDES ST
TAMPA FL 33609-3710

61

Folio: 1142930558 Dor: 0106
✓ NICHOLAS DELO BAKER
1807 W AZEELE UNIT 4
TAMPA FL 33606

62

Folio: 1142931402 Dor: 0106
✓ KATIE MACKENZIE
4409 W GRAY ST APT 4
TAMPA FL 33609-2050

63

Folio: 1142931404 Dor: 0106
✓ MICHAEL G AND DARLENE A JOHNSON
4409 W GRAY ST APT 5
TAMPA FL 33609-2050

64

Folio: 1142931406 Dor: 0106
✓ GLENN ALEXANDER JENSEN
4409 W GRAY ST APT 3
TAMPA FL 33609-2050

65

Folio: 1142931408 Dor: 0106
✓ ANTHONY KLAM
4409 W GRAY ST APT 2
TAMPA FL 33609-2050

66

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Folio: 1142931410
JINLONG LIU
15903 KING JAMES CT

Dor: 0106

ODESSA FL 33556

67

Folio: 1142931412
CANTINO LLC
2025 LAKEWOOD RANCH BLVD STE 102

Dor: 0910

BRADENTON FL 34211-4946

68

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

300 feet 11/19/25
folio: 1128740020

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: 11/19/25

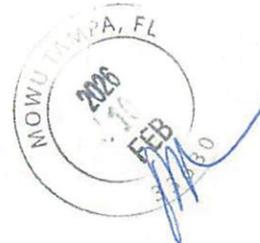
BOB HENRIQUEZ
County Property Appraiser

BY
DEPUTY Property Appraiser

DAVID
BOZANA

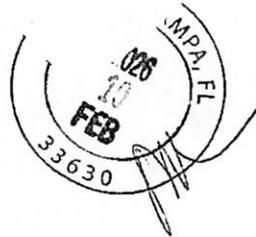
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AMOUNT
\$2.40
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Contact Info				
Name	Contact Name	Mail To	City/State	Zip
✓ Westshore Palms, Inc.	Johnson, Alan D.	P.O. Box 18462	Tampa, Florida	33679
✓ Westshore Alliance	Kulig, Ann	3109 W. Dr. MLK Jr. Blvd., Suite 140	Tampa, FL	33607
✓ Bretton Woods Association Inc	LeBeau, Susan	4510 D west fig st	tampa, FL	33609

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\$2.10
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Interstate 275 S

Interstate 275 N

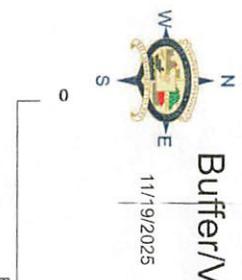
112781	112770
112782	112769
112783	112768
112784	112767
	112766
1128720300	112862
1128720200	1128610100
1128720100	112861
112872	112860
112871	112859
112870	112858
112869	112857
112868	112856
112867	112855
112866	112854
112865	

112799	112788
112800	112787
112801	112786
1142930558	112785
1142930556	
1142930554	
1142930552	
112880	112876
112875	1128740020
112874	1128740015
	1128740014
1128790150	1128730150
1128790100	1128730100
1128790050	1128730200
112879	1128730050
1142931412	112873
1142931408	
1142931406	

1127630508	1127045500
1127630520	1127045000
1127630502	112705
1127630522	1142930536
	1142930534
	1142930532
112706	112701
112703	112703
1129510002	112951
1129520100	112952
112947	112947
112948	112948
112949	112949
112950	112950
1129500050	1129500050
112963	112963
112964	112964
112965	112965
112976	112976
112977	112977

300ft

300ft



Buffer/Variance Map

300ft buffer map
Hillsborough County
Property Appraiser's Office



STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL ON
FILE IN MY OFFICE. WITNESS MY HAND AND
OFFICIAL SEAL THIS DAY.

BOB HENRIQUEZ, 11/19/2025
COUNTY CLERK
DEPUTY COUNTY CLERK

IMPORTANT NOTICE
* THIS MAP IS NOT A SURVEY *
This map may contain information produced &
maintained by other parties. It is to be used
for reference or construction purposes.
* ALL VALUES ARE SUBJECT TO CHANGE *