



# Application for Rezoning

# AFFIDAVIT OF COMPLIANCE

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



Applicant Name(s): The University of Tampa, Incorporated, a Florida not-for-profit corporation

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

Parcel Address (List all): 110 S. Boulevard

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

Application Number: REZ-26-0000032

**"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: 2/10/2026

**"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: 2/10/2026

**"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): [Signature]  
(Print): TYLER J. HUBSON  
Signature (owner/agent): \_\_\_\_\_  
(Print): \_\_\_\_\_

County of Hillsborough, State of Florida

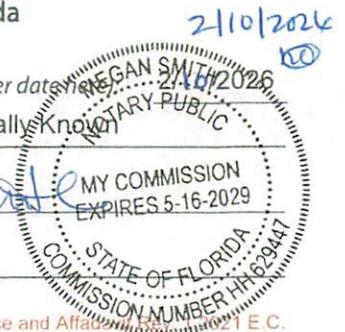
Sworn to and subscribed by means of

physical presence or  online (Enter date here)

Identification or personally known: Personally Known

Notary Signature: [Signature]

Commission Expiration (Stamp or date): \_\_\_\_\_





# 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-26-0000032

Date: 2/10/2026

Public Hearing Date: March 12, 2026

Public Hearing Time: 5:01 pm

Parcel Address: 110 S. Boulevard

Current Zoning District: PD

Proposed Zoning District: PD

If requesting a PD, please state the proposed use(s): Residential Multiple Family & Parking Off Street Commercial

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): Tyler Hudson and Gardner Brewer Hudson, P.A.

Applicant/Agent Phone No.: (813) 221-9600

Applicant/Agent email address: landuse@gardnerbrewer.com

Applicant/Agent Print: \_\_\_\_\_  
(signature): \_\_\_\_\_

Tyler Hudson

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/](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.

*6/16/19*

----- LABEL COUNT

Folio: 1849290000 Dor: 8710  
TAMPA HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY  
1104 E TWIGGS ST STE 300

TAMPA FL 33602-3103

1

Folio: 1849300000 Dor: 8710  
TAMPA HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY  
1104 E TWIGGS ST STE 300

TAMPA FL 33602-3103

2

Folio: 1849310000 Dor: 8710  
TAMPA HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY  
1104 E TWIGGS ST STE 300

TAMPA FL 33602-3103

3

Folio: 1849320000 Dor: 8710  
TAMPA HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY  
1104 E TWIGGS ST STE 300

TAMPA FL 33602-3103

4

Folio: 1849330000 Dor: 8710  
TAMPA HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY  
1104 E TWIGGS ST STE 300

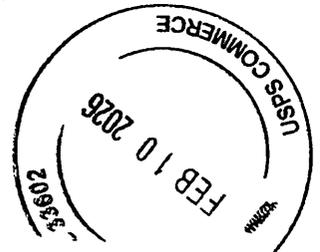
TAMPA FL 33602-3103

5

Folio: 1849350000 Dor: 1211  
METRO FINANCIALS LLC  
120 S EDISON AVE

TAMPA FL 33606-1918

6



U.S. POSTAGE PAID  
TAMPA, FL  
33602  
FEB 10, 26  
AMOUNT  
**\$4.20**  
S2324P501830-3



Folio: 1849380000  
EDISON INVESTMENTS LLC  
1715 W CLEVELAND ST

Dor: 1830

TAMPA FL 33606-1810

Folio: 1849390000  
EDISON INVESTMENTS LLC  
120 S EDISON AVE

Dor: 1000

TAMPA FL 33606-1918

Folio: 1849410000  
EDISON INVESTMENTS LLC  
120 S EDISON AVE

Dor: 1000

TAMPA FL 33606-1918

Folio: 1849460000  
EDISON INVESTMENTS LLC AND METRO FINANCIALS LLC  
120 S EDISON AVE

Dor: 1720

TAMPA FL 33606

Folio: 1849470000  
EDISON INVESTMENTS LLC AND METRO FINANCIALS LLC  
120 S EDISON AVE

Dor: 1000

TAMPA FL 33606-1918

Folio: 1849480000  
EDISON INVESTMENTS LLC  
1715 W CLEVELAND ST

Dor: 0800

TAMPA FL 33606-1810

Folio: 1849490000  
EDISON INVESTMENTS LLC  
1715 W CLEVELAND ST

Dor: 0800

TAMPA FL 33606-1810

Folio: 1849500000  
THOMAS A AND DENISE CASSEDY  
534 RIVIERA DR

Dor: 1820

TAMPA FL 33606-3808

Folio: 1849510000  
PAUL SIDNEY ELLIOTT/TRUSTEE AND JUSTIN P ELLIOT  
PO BOX 274204

Dor: 1201

TAMPA FL 33688-4204

Folio: 1849520000  
JACORD LIMITED PARTNERSHIP  
PO BOX 18404

Dor: 0800

TAMPA FL 33679-8404

7

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9

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11

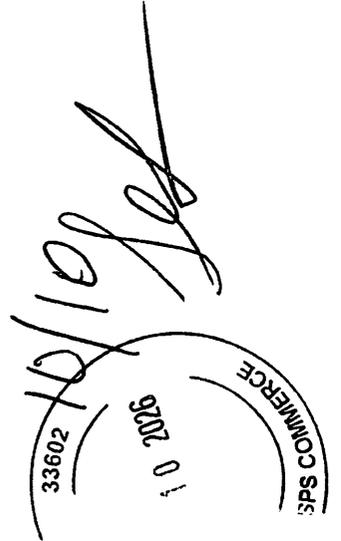
12

13

14

15

16



Folio: 1849540000  
METRO FINANCIALS LLC  
120 S EDISON AVE

Dor: 1820

TAMPA FL 33606-1918

17

Folio: 1849550000  
MANSOUR BROTHERS ENTERPRISES INC  
1002 N WEST SHORE BLVD

Dor: 1421

TAMPA FL 33607-4708

18

Folio: 1849570000  
TAMPA HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY  
1104 E TWIGGS ST STE 300

Dor: 8710

TAMPA FL 33602-3103

19

Folio: 1849580000  
TAMPA HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY  
1104 E TWIGGS ST STE 300

Dor: 8710

TAMPA FL 33602-3103

20

Folio: 1849700000  
TAMPA HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY  
1104 E TWIGGS ST STE 300

Dor: 8710

TAMPA FL 33602-3103

21

Folio: 1940860000  
FCG TAMPA HEIGHTS LLC  
4923 W CYPRESS ST

Dor: 3923

TAMPA FL 33607-3801

22

Folio: 1940880000  
UNIVERSITY OF TAMPA INC  
401 W KENNEDY BLVD

Dor: 7250

TAMPA FL 33606-1490

23

Folio: 1940920000  
BRADLEY D SOUDERS  
115 S FIELDING AVE

Dor: 1720

TAMPA FL 33606-1919

24

Folio: 1940950000  
FCG TAMPA HEIGHTS LLC  
830 W KENNEDY BLVD

Dor: 1000

TAMPA FL 33602

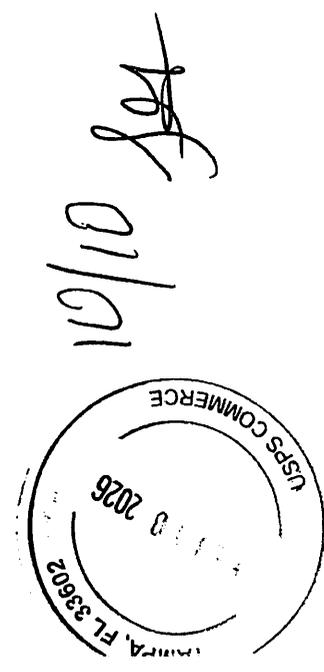
25

Folio: 1940960000  
FCG TAMPA HEIGHTS LLC  
830 W KENNEDY BLVD

Dor: 0800

TAMPA FL 33602

26



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TAMPA, FL  
33602  
FEB 10, 26  
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**\$7.00**  
S2324P601830-3



Folio: 1940970000  
UNIVERSITY OF TAMPA INC  
401 W KENNEDY BLVD

Dor: 7250

TAMPA FL 33606-1490

27

Folio: 1940980000  
SAM SUNG INC  
800 W KENNEDY BLVD

Dor: 1130

TAMPA FL 33606-1419

28

Folio: 1941490000  
TAMPA HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY  
1104 E TWIGGS ST STE 300

Dor: 8710

TAMPA FL 33602-3103

29

Folio: 1941740000  
FLORIDA HEALTH SCIENCES CENTER INC  
PO BOX 1289

Dor: 7500

TAMPA FL 33601-1289

30

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

300 feet 02/09/26  
folio: 1940880000

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: 02/09/26

BOB HENRIQUEZ  
County Property Appraiser

BY ..... DAVID BRZANA  
DEPUTY Property Appraiser



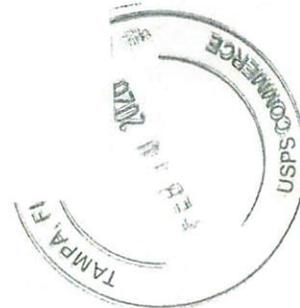
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33602  
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AMOUNT

\$2.80

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JA

# Get Listing of Participating Organizations to Notify

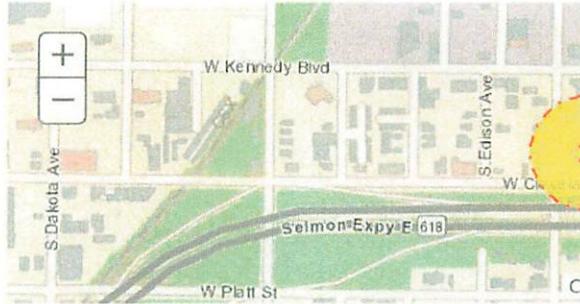
About Folio Number **Folio** 194088-0000 [Get Details](#)

Number:

### Parcel Information

**FOLIO:** 194088.0000  
**PIN:** A-24-29-18-4ZV-000001-00004.1  
**OWNER:** University Of Tampa Inc  
**ADDR\_1:** 401 W Kennedy Blvd  
**ADDR\_2:** null  
**CITY:** Tampa  
**STATE:** FL  
**ZIP:** 33606-1490

### Map



### Participating Organizations

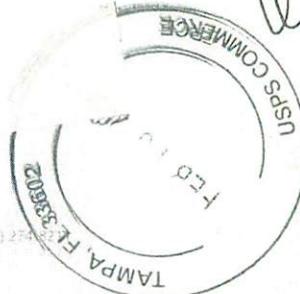
Export to Excel  Export to PDF

Name	Contact Name	Mail To	City/State	Zip
Hyde Park Spanishtown Creek Civic Association	Carden, Leah	345 Bayshore Blvd Apt 1812	Tampa, FL	33606
Spanishtown Creek Civic Association	Pobat, Dr. Michael	345 Bayshore Blvd Apt 1812	Tampa, FL	336062387
Bayshore Gardens Neighborhood Association, Inc.	Carpenter, Pamela	2501 Crowder Lane	Tampa, FL	33629
Parkland Estates Civic Club, Inc.	Scaglione, Rock	P.O. Box 10553	Tampa, Florida	33601
SoHo Neighborhood Association, Inc.	Salabarria, Emilio	405 S. Melville, #3	Tampa, Florida	33606
Historic Hyde Park Neighborhood Association, Inc.	Aiken, Linda	P.O. Box 4089	Tampa, Florida	33677



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 33602  
 FEB 10, 2016  
 AMOUNT  
**\$4.20**  
 S2324P501830-3



*[Handwritten signature]*



# PUBLIC HEARING

REZONING     SPECIAL USE 2     ALCOHOL SPECIAL USE 2

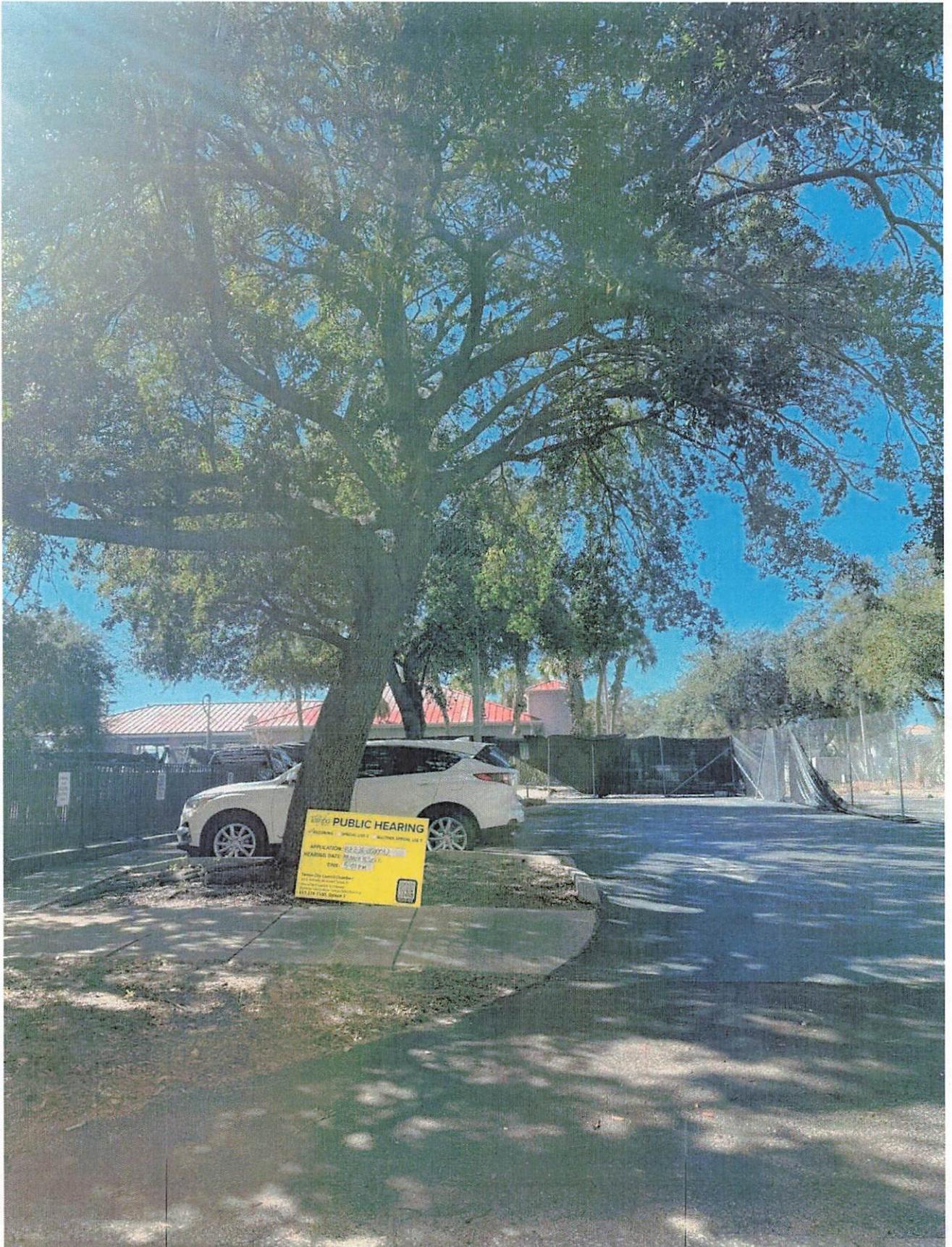
APPLICATION: REZ-26-0000032

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**





**PUBLIC HEARING**  
APPLICATION: 22-23-00732  
HEARING DATE: 7/26/24  
TIME: 5:00 PM  
City Council Chamber  
111.234.1048

 **PUBLIC HEARING**

REZONING    SPECIAL USE 2    ALCOHOL SPECIAL USE 2

APPLICATION: REZ-26-0000032

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 or  
813-274-3100, Option 2







# PUBLIC HEARING

REZONING    SPECIAL USE 2    ALCOHOL SPECIAL USE 2

APPLICATION: REZ-26-0000032

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



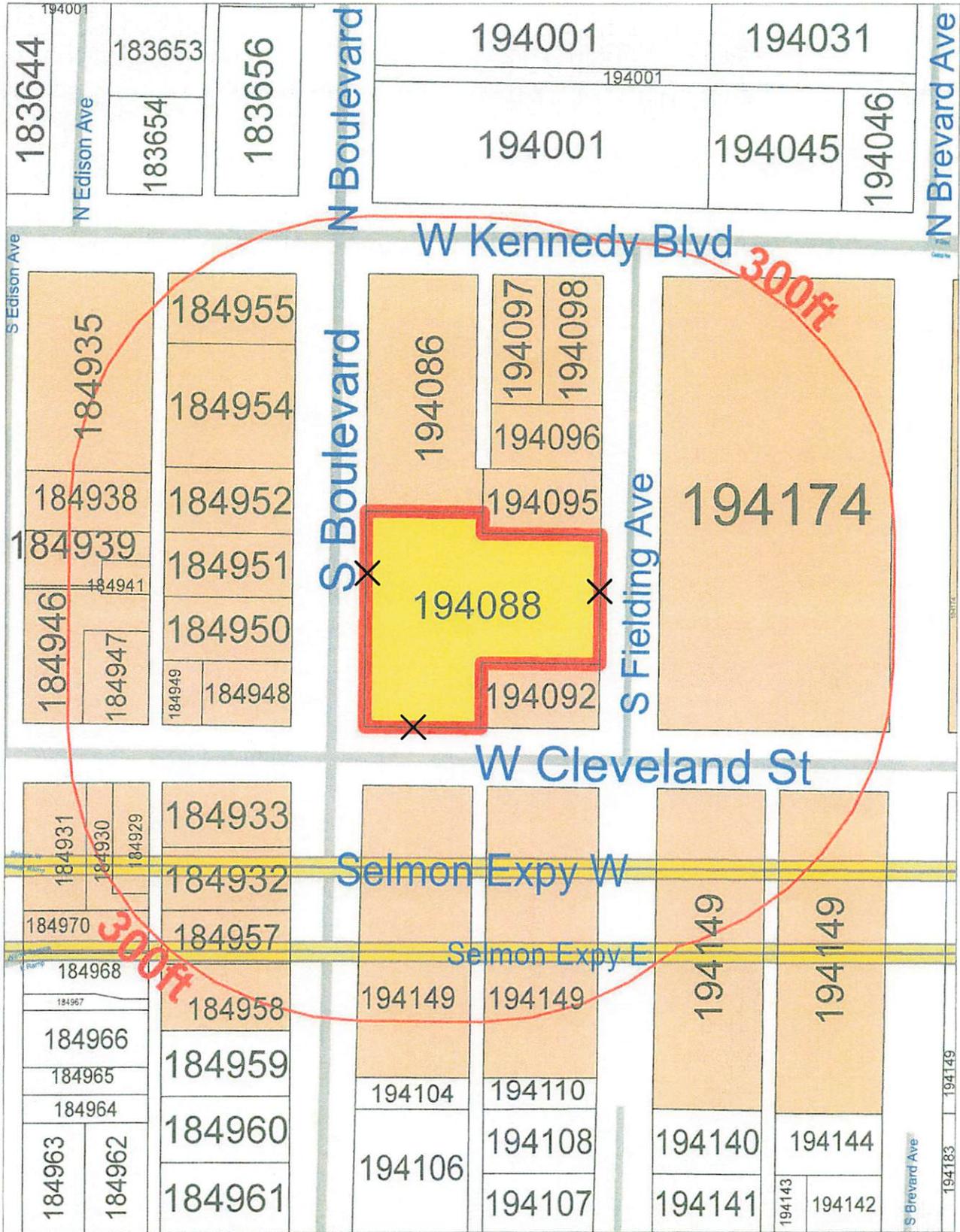


**Tampaxi PUBLIC HEARING**  
 REZONING    SPECIAL USE 2    ALCOHOL SPECIAL USE 2

APPLICATION: RE216-00000-2  
 HEARING DATE: MARCH 16, 2024  
 TIME: 5:01 PM

Tampa City Council Chambers  
 1111 Avenida Duquesne, Tampa, FL 33602  
 Meeting Information: Tampa.gov/cityhall  
 813-274-1100, Option 2





**Buffer/Variance Map**  
 12/19/2025  
 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 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: 12/19/2025  
 BOB HENRIQUEZ  
 County Property Appraiser  
 BY: [Signature] DEPUTY 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 \*