

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: December 15, 2025

Application Number: REZ-26-0000032

Tentative PH Date & Time: 04/09/2026

Atlas Page: I-12

EXHIBIT A

PROPERTY OWNER'S INFORMATION

Name(s): 110 South Blvd Llc
Address: 401 W Kennedy Blvd
City: Tampa
State: FL Zip Code: 33606 145
Phone Number: _____
Fax Number: _____
Email Address: _____

APPLICANT'S INFORMATION

Name(s): Thomas Lafferty
Address: 401 W. Kennedy Blvd.
City: Tampa
State: FL Zip Code: 33606
Phone Number: _____
Fax Number: _____
Email Address: landuse@gardnerbrewer.com

CONTACT FOR ALL RELATED CORRESPONDENCE

Name(s): Tyler Hudson
Address: Gardner Brewer Hudson, P.A.
400 N. Ashley Drive, Suite 1100
City: Tampa, FL 33602
Phone Number: (813) 221-9600
Email Address: landuse@gardnerbrewer.com

PARCEL INFORMATION

Parcel Address (List all): 110 S Boulevard, Tampa FL 33606
Folio Number(s) (List all): 194088.0000
Property Size (acres or SF): 0.95
Current Use of Land: Bank with Drive-In Proposed Use of Land: Residential Multiple Family & Commercial Off-Street Parking
Current Zoning District: PD 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: _____ Date Counseled: _____
To be completed by the HCCCPC Future Land Use: _____ Is requested district consistent with Section 27-21: _____
Trans. Div. Engineer's Name/Initials: J Scott Date Counseled: 2/03/2026
Transportation Analysis Required w/Submittal?: yes

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.

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EXHIBIT A-1

Application Number: REZ-26-0000032
City Council District: 4
Number of Signs: _____
Signs Issued? _____ Date Issued: _____
Overlay District: _____
Local Historic District: _____
Urban Village: _____

Parcel Address (List all): 110 S Boulevard, Tampa FL 33606

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
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____



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: _____ Proposed Special Use: _____

Structure Size or # of Units: _____ Structure Size or # of Units: _____

<p>Office Use Only:</p> <p>To be filled out by City of Tampa staff:</p> <p>Transportation staff name: _____</p> <p>Transportation staff signature: _____</p> <p>Is a Transportation analysis required? _____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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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): 110 S Boulevard, Tampa

FOLIO NUMBER(S): 194088-0000

"That I am (we are) the owner(s) and record title holder(s) of the property noted herein" Property Owner's Name(s):

The University of Tampa, Incorporated, a Florida not-for-profit corporation *

"That this property constitutes the subject of an application for the REZONING (REZ)."

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: Please see attached Exhibit A

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.

<p>STATE of FLORIDA COUNTY of <u>Hillsborough</u></p> <p>Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this <u>11</u> day of <u>December, 2025</u> by</p> <p><u>Thomas K Lattery</u> / <u>Thomas K Lattery</u> Printed Name (Owner) Signature</p> <p><u>DIANE M. GROSSO</u> Signature and Stamp of Notary Public DIANE M. GROSSO Notary Public State of Florida Comm# HH244233 Expires 4/11/2026</p> <p><u>Personally known</u> or produced identification: <u>Personally known</u> Type of identification</p>	<p>STATE of FLORIDA COUNTY of _____</p> <p>Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this _____ day of _____, 202_, by _____</p> <p>_____ Printed Name (Agent) Signature</p> <p>_____ Signature and Stamp of Notary Public</p> <p>Personally known or produced identification: <u>Select</u> Type of identification</p>
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* 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.

EXHIBIT A

Gardner Brewer Hudson, P.A.

Stantec

Niles Bolton

Dark Moss

RISE

This instrument was prepared by
and should be returned to:

R. James Robbins, Jr. Esq.
Hill, Ward & Henderson, P.A.
Bank of America Plaza, Suite 3700
101 East Kennedy Boulevard
Tampa, Florida 33602

Purchase Price: \$-0-
Documentary Stamp Tax: \$0.70 (See below)
Folio No.: 194088-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of the 2 day of December, 2025, by and between 110 SOUTH BLVD LLC, a Florida limited liability company, with an address of 401 W. Kennedy Blvd., Tampa, Florida 33606 (hereinafter referred to as "**Grantor**"), and THE UNIVERSITY OF TAMPA, INCORPORATED, a Florida not-for-profit corporation, with an address of 401 W. Kennedy Blvd., Tampa, Florida 33606 (hereinafter referred to as "**Grantee**").

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto Grantee, its successors and assigns, all that certain land situated in Hillsborough County, Florida (the "**Property**"), more fully described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

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

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

Grantor does hereby covenant with Grantee that (i) Grantor is lawfully seized of the Property in fee simple, (ii) Grantor has good right and lawful authority to sell and convey the Property and (iii) Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other, subject, however, to covenants, conditions and restrictions of record and ad valorem real estate taxes for the year 2025 and subsequent years.

NOTE TO RECORDER: PURSUANT TO *CRESCENT MIAMI CENTER, LLC V. FLORIDA DEPT. OF REVENUE*, 903 SO. 2D 913 (FLA. 2005), THE TRANSFER EVIDENCED BY THIS DEED IS NOT SUBJECT TO FLORIDA DOCUMENTARY STAMP TAX BECAUSE: 1) GRANTOR IS WHOLLY OWNED BY GRANTEE, SO THERE IS NO CHANGE IN BENEFICIAL OWNERSHIP OF THE SUBJECT PROPERTY; 2) THE SUBJECT PROPERTY IS UNENCUMBERED; AND 3) NO OTHER CONSIDERATION WAS PAID ON THE TRANSFER. MINIMUM DOCUMENTARY STAMP TAXES OF \$0.70 ARE BEING PAID ON THE RECORDATION OF THIS DEED.

EXHIBIT A

Legal Description

Parcel 1:

The South 22 feet of Lot 4, all of Lots 5, 6, 7 in Block 1, and Lots 9 and 10 in Block 1, together with 1/2 of closed alley abutting Lots 5, 6, 7, 9 and 10, Block 1, Plan of Washington Subdivision, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Hillsborough County, Florida, recorded in Plat Book 1, Page 4; said lands situate, lying and being in Hillsborough County, Florida.

Parcel 2:

A Non-Exclusive Easement for vehicular and pedestrian access, ingress and egress, as granted in Reciprocal Easement Agreement recorded in Official Records Book 10192, Page 625, of the Public Records of Hillsborough County, Florida.