



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-25-0000126

Date: FEBRUARY - 9 - 2026

Public Hearing Date: March 12, 2026

Public Hearing Time: 5:01 PM

Parcel Address: 4102 NORTH 22ND STREET, TAMPA FLORIDA 33610

Current Zoning District: CG

Proposed Zoning District: PD

If requesting a PD, please state the proposed use(s): SINGLE FAMILY ATTACHED (4 UNITS)

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 requieren 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): MARIO ESPAILLAT

Applicant/Agent Phone No.: 813-267-9674

Applicant/Agent email address: MRDESIGNTAMPA@GMAIL.COM

Applicant/Agent Print: _____
(signature): _____

MARIO ESPAILLAT



Application for Rezoning

AFFIDAVIT OF COMPLIANCE

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

Applicant Name(s): MARIO ESPAILLAT

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

Parcel Address (List all): 4102 NORTH 22ND STREET, TAMPA FLORIDA 33610

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

Application Number: REZ-25- 0000126

"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 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: FEBRUARY 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): [Handwritten Signature]
(Print): MARIO ESPAILLAT

Signature (owner/agent): _____
(Print): _____

County of Hillsborough, State of Florida

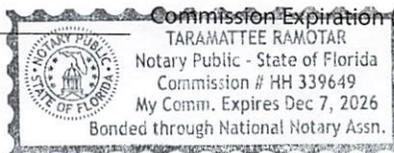
Sworn to and subscribed by means of

physical presence or online (Enter date here): 2-24-2026

Identification or personally known: MDL 624045 640040

Notary Signature: [Handwritten Signature]

Commission Expiration (Stamp or date): 12-07-2026



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/
Click the Get listing of organizations to notify GO button,
then click Search for Organizations to Notify, enter your folio number.

Folio: 1549850000 Dor: 8300
SCHOOL BOARD OF HILLSBOROUGH COUNTY
901 E KENNEDY BLVD
TAMPA FL 33602-3502
----- 1

Folio: 1559720000 Dor: 0100
JAY W SULLIVAN/LIFE ESTATE
4103 N 22ND ST
TAMPA FL 33610-7550
----- 2

Folio: 1559730000 Dor: 1000
ANTHONY M DANIEL
2204 E IDA ST
TAMPA FL 33610-7628
----- 3

Folio: 1559740000 Dor: 0100
ANTHONY M DANIEL
2204 E IDA ST
TAMPA FL 33610-7628
----- 4

Folio: 1559750000 Dor: 0100
CLARA D MITCHELL
2206 E IDA ST
TAMPA FL 33610-7628
----- 5

Folio: 1559760000 Dor: 0000

DARAN H MITCHELL AND CLARA M RUSSELL
2206 E IDA ST
TAMPA FL 33610-7628
----- 6

Folio: 1560330000 Dor: 0100
EHSAN TABRIZI/TRUSTEE
108-245 FAIRVIEW MALL DR
NORTH YORK ON M2J 4T1
----- 7

Folio: 1560340000 Dor: 0100
KEITH J VANASE
3812 N 15TH ST
TAMPA FL 33610-8154
----- 8

Folio: 1560350000 Dor: 1630
METRO PLAZA LANDMARK LLC
PO BOX 290315
TAMPA FL 33687-0315
----- 9

Folio: 1560370000 Dor: 1120
METRO PLAZA LANDMARK LLC
PO BOX 290315
TAMPA FL 33687-0315
----- 10

Folio: 1576800000 Dor: 7240
JAMESENA MURDOCK/TRUSTEE
1520 E 26TH AVE
TAMPA FL 33605-1142
----- 11

Folio: 1576870005 Dor: 0100
EMMA ANN AND TAYLOR JACOB YOUNG
2104 E NORTH BAY ST
TAMPA FL 33610-7547
----- 12

Folio: 1576880000 Dor: 0100
RS RENTAL II LLC
32 MERCER ST 4 FL
NEW YORK NY 10013
----- 13

Folio: 1576890000 Dor: 0100
HILLBAER LLC
5050 OCEAN BEACH BLVD APT 108
COCOA BEACH FL 32931-3782
----- 14

Folio: 1577160000 Dor: 1227

ESTEFANO AND STEPHANY INVESTMENTS INC
8309 TERRACEWOOD CIR
TAMPA FL 33615-1808
----- 15

Folio: 1577160100 Dor: 1130
JAMES E DAWSON
19216 RIDGELAKE DR
LUTZ FL 33549-8203
----- 16

Folio: 1577170000 Dor: 0100
JAMES E DAWSON
19216 RIDGELAKE DR
LUTZ FL 33549-8203
----- 17

Folio: 1577180000 Dor: 0100
MARIA CARIDAD FONTE CABRERA TRUSTEE
2105 E NORTH BAY ST
TAMPA FL 33610-7546
----- 18

Folio: 1577190000 Dor: 0100
BETTY J SEAGO
PO BOX 7843
TAMPA FL 33673-7843
----- 19

Folio: 1577210000 Dor: 0100
BIANCA MESIAS
2102 E IDA ST
TAMPA FL 33610-7533
----- 20

Folio: 1577220000 Dor: 0100
JAMES E DAWSON
19216 RIDGELAKE DR
LUTZ FL 33549-8203
----- 21

Folio: 1577230000 Dor: 7100
JAMES E DAWSON
19216 RIDGELAKE DR
LUTZ FL 33549-8203
----- 22

Folio: 1577250000 Dor: 1000
JAMES E DAWSON
19216 RIDGELAKE DR
LUTZ FL 33549-8203
----- 23

Folio: 1577260000 Dor: 1000

RASE PROPERTIES LLC
8309 TERRACEWOOD CIR
TAMPA FL 33615-1808
----- 24

Folio: 1577280000 Dor: 0100
FLORITA LOVETT
2013 E NORTH BAY ST
TAMPA FL 33610-7544
----- 25

Folio: 1577380100 Dor: 0100
PATRICIA ANN BOND
2016 E IDA ST
TAMPA FL 33610-7531
----- 26

Folio: 1577480000 Dor: 1400
ESTEFANO AND STEPHANY INVESTMENTS INC
8309 TERRACEWOOD CIR
TAMPA FL 33615-1808
----- 27

Folio: 1577490000 Dor: 0100
IRA JEAN GARDNER ET AL
2107 E IDA ST
TAMPA FL 33610-7532
----- 28

Folio: 1577490050 Dor: 0100
ERIC C STRIKER
2105 E IDA ST
TAMPA FL 33610-7532
----- 29

Folio: 1577500000 Dor: 0100
DEBORAH BARKER JONESIA
2103 E IDA ST
TAMPA FL 33610-7532
----- 30

Folio: 1577510000 Dor: 0100
MELVETINA MURPHY
2101 E IDA ST
TAMPA FL 33610-7532
----- 31

Folio: 1577520000 Dor: 1000
REMY S OGUNSOLA
7508 MEADOW DR
TAMPA FL 33634-2936
----- 32

Folio: 1577530000 Dor: 1130

REMY OGUNSOLA
7508 MEADOW DR
TAMPA

FL 33634-2936

----- 33

Folio: 1577560000 Dor: 1422
MOHAMED Z AL-SAMKARI
4002 N 22ND ST
TAMPA

FL 33610-7549

----- 34

Folio: 1577580000 Dor: 0100
NATHANAEL AND LOIS BETHANY MILES
4010 N 21ST ST
TAMPA

FL 33610-7540

----- 35

Buffer Distance: 300 Feet
Subject Folios: 1577260000
Date: 02/10/2026

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: 02/10/2026

BOB HENRIQUEZ
County Property Appraiser
BY  DAVID BERZAMA
DEPUTY Property Appraiser

Contact Info				
Name	Contact Name	Mail To	City/State	Zip
Historic Belmont Heights Neighborhood Association	Brown, Lanita			
Tampa Overlook Neighborhood Association	Weinel, Jackie	9415 N 16th St	Tampa, FL	33612
Tampa Overlook Neighborhood Association	Weinel, Jackie	9415 N 16th St	Tampa, FL	33612
VM Ybor Neighborhood Association & Crimewatch	Headland, Kim	1023 E. 17th Avenue	Tampa, Florida	33605
East Tampa 1	Kugler, Rick			

#2 C. Marginejo



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U.S. POSTAGE PAID
TAMPA, FL
33618
FEB 10, 26
AMOUNT
\$2.40
S2324Y500577-83



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U.S. POSTAGE PAID
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33618
FEB 10, 26
AMOUNT
\$2.40
S2324Y500577-83

THIS IS AN OFFICIAL DOCUMENT
FROM THE HILLSBOROUGH COUNTY
PROPERTY APPRAISER

SULLIVAN JAY W LIFE ESTATE, et al
4103 N 22ND ST
TAMPA, FL 33610-7550

DANIEL ANTHONY M
2204 E IDA ST
TAMPA, FL 33610-7628

DANIEL ANTHONY M
2204 E IDA ST
TAMPA, FL 33610-7628

MITCHELL CLARA D
2206 E IDA ST
TAMPA, FL 33610-7628

MITCHELL DARAN H, et al
2206 E IDA ST
TAMPA, FL 33610-7628

TABRIZI EHSAN TRUSTEE
108-245 FAIRVIEW MALL DR
NORTH YORK ON M2J 4T1, CANADA

VANASE KEITH J
3812 N 15TH ST
TAMPA, FL 33610-8154

METRO PLAZA LANDMARK LLC
PO BOX 290315
TAMPA, FL 33687-0315

METRO PLAZA LANDMARK LLC
PO BOX 290315
TAMPA, FL 33687-0315

SCHOOL BOARD OF HILLSBOROUGH
COUNTY
901 E KENNEDY BLVD
TAMPA, FL 33602-3502

MURDOCK JAMESENA TRUSTEE
1520 E 26TH AVE
TAMPA, FL 33605-1142

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DAWSON JAMES E
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LUTZ, FL 33549-8203

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19216 RIDGELAKE DR
LUTZ, FL 33549-8203

FONTE CABRERA MARIA CARIDAD
TRUSTEE
2105 E NORTH BAY ST
TAMPA, FL 33610-7546

SEAGO BETTY J
PO BOX 7843
TAMPA, FL 33673-78

U.S. POSTAGE PAID
TAMPA, FL
33618
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\$21.00
\$2324Y500577-83

MESIAS BIANCA
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TAMPA, FL 33610-7533

DAWSON JAMES E
19216 RIDGELAKE DR
LUTZ, FL 33549-8203

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19216 RIDGELAKE DR
LUTZ, FL 33549-8203

RASE PROPERTIES LLC
8309 TERRACEWOOD CIR
TAMPA, FL 33615-1808

LOVETT FLORITA
2013 E NORTH BAY S
TAMPA, FL 33610-754

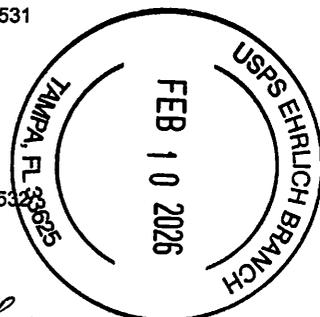


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ESTEFANO AND STEPHANY INVESTMENTS
INC
8309 TERRACEWOOD CIR
TAMPA, FL 33615-1808

GARDNER IRA JEAN, et al
2107 E IDA ST
TAMPA, FL 33610-7532

STRIKER ERIC C
2105 E IDA ST
TAMPA, FL 33610-7532



#30 C. Margarete

JONESIA DEBORAH BARKER
2103 E IDA ST
TAMPA, FL 33610-7532

MURPHY MELVETINA
2101 E IDA ST
TAMPA, FL 33610-7532

OGUNSOLA REMY S
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TAMPA, FL 33634-2936

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TAMPA, FL 33634-2936

AL-SAMKARI MOHAMED Z
4002 N 22ND ST
TAMPA, FL 33610-7549

MILES NATHANAEL, et al
4010 N 21ST ST
TAMPA, FL 33610-7540



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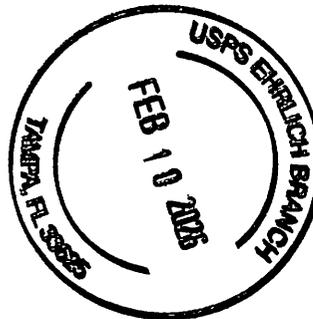
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TAMPA, FL
33618
FEB 10, 26
AMOUNT

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S2324Y500577-83

#6 M. Arganejo





PUBLIC HEARING

REZONING SPECIAL USE 2 ALCOHOL SPECIAL USE 2

APPLICATION: REZ-25-126
HEARING DATE: 3-12-2026
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





Trident PUBLIC HEARING
X-TRACTION 37500 10111 - 37500 10111
APRIL 22ND 10:00 AM - 12:00 PM
APRIL 23RD 10:00 AM - 12:00 PM
APRIL 24TH 10:00 AM - 12:00 PM
APRIL 25TH 10:00 AM - 12:00 PM
APRIL 26TH 10:00 AM - 12:00 PM
APRIL 27TH 10:00 AM - 12:00 PM
APRIL 28TH 10:00 AM - 12:00 PM
APRIL 29TH 10:00 AM - 12:00 PM
APRIL 30TH 10:00 AM - 12:00 PM
APRIL 31ST 10:00 AM - 12:00 PM
APRIL 32ND 10:00 AM - 12:00 PM
APRIL 33RD 10:00 AM - 12:00 PM
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APRIL 81ST 10:00 AM - 12:00 PM
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APRIL 92ND 10:00 AM - 12:00 PM
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APRIL 99TH 10:00 AM - 12:00 PM
APRIL 100TH 10:00 AM - 12:00 PM





PUBLIC HEARING

REZONING SPECIAL USE 2 ALCOHOL SPECIAL USE 2

APPLICATION: **REZ-25-126**
HEARING DATE: **3-12-2026**
TIME: **5:01 PM**

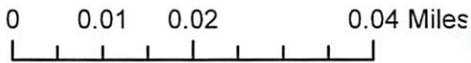
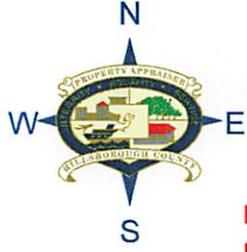
Tampa City Council Chambers
315 E. Kennedy Boulevard, Tampa, FL
Virtual Participation is Allowed
Meeting Information: Tampa.GOV/QUASI or
813-274-3100, Option 2





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Buffer / Variance Map



- Buffer Polygon
- Buffer Parcels
- Subject Parcels
- Base Parcels

STATE OF FLORIDA
 COUNTY OF ST. JOHNS
 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: 2/10/2026
 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. *