

# 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: September 15, 2025

Application Number: REZ-25-0000126

Tentative PH Date & Time: 03/12/2026

Atlas Page: F-13

## EXHIBIT A

### PROPERTY OWNER'S INFORMATION

Name(s): Rase Properties  
Address: 8309 Terracewood Cir  
City: Tampa  
State: FL Zip Code: 33615 180  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

### APPLICANT'S INFORMATION

Name(s): Mario Espaillat  
Address: Pob 342066  
City: Tampa  
State: FL Zip Code: 33694  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email Address: mrdesigntampa@gmail.com

### CONTACT FOR ALL RELATED CORRESPONDENCE

Name(s): Mario Espaillat  
Address: Pob 342066  
City: Tampa State: FL Zip Code: 33694  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email Address: mrdesigntampa@gmail.com

### PARCEL INFORMATION

Parcel Address (List all): 4102 N 22nd St, Tampa FL 33610  
Folio Number(s) (List all): 157726.0000  
Property Size (acres or SF): 0.16  
Current Use of Land: VACANT Proposed Use of Land: Single Family Attached  
Current Zoning District: CG 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: Emily Phelan Date Counseled: \_\_\_\_\_  
To be completed by the HCCCPC Future Land Use: CMU-35 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.

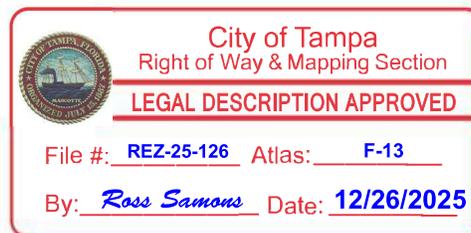


# Application for REZONING (REZ)

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 13 OF BLOCK 13 OF "STRATHMORE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11 AT PAGE 82 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THE 1/2 OF THAT PORTION OF VACATED ALLEY PER ORDINANCE NO. 2001-147 RECORDED IN OFFICIAL RECORDS BOOK 10962, PAGE 720, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



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## EXHIBIT A-1

Application Number: REZ-25-0000126  
City Council District: 5  
Number of Signs: \_\_\_\_\_  
Signs Issued? \_\_\_\_\_ Date Issued: \_\_\_\_\_  
Overlay District: \_\_\_\_\_  
Local Historic District: \_\_\_\_\_  
Urban Village: \_\_\_\_\_

Parcel Address (List all): 4102 N 22nd St, Tampa FL 33610

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

**\*\*Participating Organization Names per [http://www.tampagov.net/Zoning\\_Notice\\_WebApp/FolioSearch.aspx](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
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

	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			



# 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): 4102 NORTH 22ND STREET TAMPA 33610

FOLIO NUMBER(S): 157726.0000

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

RASE PROPERTIES, LLC - RAFAEL CRUZ \*

"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: MARIO E. ESPAILLAT

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>20th</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>20th</u> day of <u>October</u> , 202 <u>5</u> by
<u>RAFAEL CRUZ</u> Printed Name (Owner)	<u>MARIO ESPAILLAT</u> Printed Name (Agent)
<u>[Signature]</u> Signature	<u>[Signature]</u> Signature
<u>[Signature and Stamp of Notary Public]</u> Signature and Stamp of Notary Public Pablo G. Martinez Comm.: HH 488392 Expires: Feb. 4, 2028 Notary Public - State of Florida	<u>[Signature and Stamp of Notary Public]</u> Signature and Stamp of Notary Public Pablo G. Martinez Comm.: HH 488392 Expires: Feb. 4, 2028 Notary Public - State of Florida
Personally known or produced identification: <input type="checkbox"/> Select	Personally known or produced identification: <input type="checkbox"/> Select
Type of identification <u>PC D.L.</u>	Type of identification

\* 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.



# Bob Henriquez Hillsborough County Property Appraiser

https://www.hcpafl.org/  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

## Folio: 157726-0000

### Owner Information

<b>Owner Name</b>	RASE PROPERTIES LLC
<b>Mailing Address</b>	8309 TERRACEWOOD CIR TAMPA, FL 33615-1808
<b>Site Address</b>	4102 N 22ND ST, TAMPA
<b>PIN</b>	A-06-29-19-4BC-000013-00013.0
<b>Folio</b>	157726-0000
<b>Prior PIN</b>	
<b>Prior Folio</b>	000000-0000
<b>Tax District</b>	TA - TAMPA
<b>Property Use</b>	1000 VACANT COMM
<b>Plat Book/Page</b>	11/82
<b>Neighborhood</b>	205006.00   Belmont/Jackson Heights Area
<b>Subdivision</b>	4BC   STRATHMORE

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$57,750	\$57,750	\$0	\$57,750
Public Schools	\$57,750	\$57,750	\$0	\$57,750
Municipal	\$57,750	\$57,750	\$0	\$57,750
Other Districts	\$57,750	\$57,750	\$0	\$57,750

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

### Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2025448010	10	2025	WD	Unqualified	Vacant	\$100
16292 / 1578	2006157733	03	2006	WD	Unqualified	Vacant	\$14,000
15029 / 1604	2005217448	01	2005	QC	Unqualified	Vacant	\$15,000
4687 / 1585		11	1985	WD	Qualified	Improved	\$176,000
3426 / 0730		10	1978	WD	Qualified	Vacant	\$500
2070 / 0346		01	1969		Unqualified		\$100

### Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
COF2	Comm Class 6	CG	50.00	140.00	SF   SQUARE FEET	7,000.00	\$57,750

### Legal Description

STRATHMORE LOT 13 BLOCK 13



# 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: COMMERCIAL CG Proposed Special Use: PD

Structure Size or # of Units: VACANT Structure Size or # of Units: 4 UNITS

**Office Use Only:**

To be filled out by City of Tampa staff:

Transportation staff name: \_\_\_\_\_

Transportation staff signature: \_\_\_\_\_

Is a Transportation analysis required? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_