



Application for Rezoning

AFFIDAVIT OF COMPLIANCE

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



Applicant Name(s): Stephen SEATON

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

Parcel Address (List all): 4001 S. LYNWOOD AVE TAMPA FL 33611

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

Application Number: REZ-26-0000005

"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: JANUARY 11, 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: JANUARY 11, 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): STEPHEN SEATON

Signature (owner/agent):

(Print):

County of Hillsborough, State of Florida

Sworn to and subscribed by means of

[X] physical presence or [ ] online (Enter date here): 1/12/2026

Identification or personally known: FLDL

Notary Signature: [Handwritten Signature]

Commission Expiration (Stamp or date): 5/19/29





# 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-26-0000005

Date: JANUARY 11, 2026

Public Hearing Date: FEBRUARY 12, 2026

Public Hearing Time: 5:01 PM

Parcel Address: 4001 S. LYNWOOD AVE TAMPA FL 33611

Current Zoning District: RS-60

Proposed Zoning District: RS-50

If requesting a PD, please state the proposed use(s):  
\_\_\_\_\_

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 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 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): STEPHEN SEATON

Applicant/Agent Phone No.: 813-767-9253

Applicant/Agent email address: SSEATON1@MSN.COM

Applicant/Agent (signature): Print:

STEPHEN SEATON  
[Signature]

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.

Folio: 1284460000 Dor: 0100  
MICHAEL P AND SUZANNE M COSTANZA  
3416 W TAMBAY AVE  
TAMPA FL 33611-1544  
----- 1

Folio: 1284470000 Dor: 0100  
CARA FARCHIONE  
3420 W TAMBAY AVE  
TAMPA FL 33611-1544  
----- 2

Folio: 1284480000 Dor: 0100  
RICHARD D RAMBEAU ET AL  
3422 W TAMBAY AVE  
TAMPA FL 33611-1544  
----- 3

Folio: 1284500000 Dor: 0100  
CHARLES J GARCZYNSKI / TRUSTEE  
3325 W KNIGHTS AVE  
TAMPA FL 33611-1911  
----- 4

Folio: 1284510000 Dor: 0100  
MEGAN M MOORE  
3323 W KNIGHTS AVE  
TAMPA FL 33611-1911  
----- 5

Folio: 1284520000 Dor: 0100



U.S. POSTAGE PAID  
TAMPA FL 33630  
JAN 11 2011  
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\$2324M501901-01



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ROBERT JOSEPH AND PATRICIA JEAN HANLY / TRUSTEES  
3321 W KNIGHTS AVE  
TAMPA FL 33611-1911

6

Folio: 1284530000 Dor: 0100  
SHANE COMBS  
3319 W KNIGHTS AVE  
TAMPA FL 33611

7

Folio: 1284570000 Dor: 0100  
MICHAEL E AND ANA MARIA FANT/TRUSTEE  
3910 S LYNWOOD AVE  
TAMPA FL 33611-1530

8

Folio: 1284580000 Dor: 0100  
DANIEL AND BRIDGETTE E WILLIAMS  
3912 S LYNWOOD AVE  
TAMPA FL 33611-1530

9

Folio: 1284590000 Dor: 0100  
DONALD L AND HEIDE B REYNOLDS  
3914 S LYNWOOD AVE  
TAMPA FL 33611-1530

10

Folio: 1284600000 Dor: 0100  
KENT L AND TAMMY R HOLLONBECK /LIFE ESTATE  
3417 W TAMBAY AVE  
TAMPA FL 33611-1500

11

Folio: 1284650000 Dor: 0100  
MAX AND JANET COBERLY  
3903 S LYNWOOD AVE  
TAMPA FL 33611-1529

12

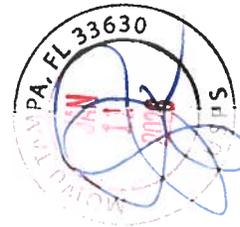
Folio: 1284660000 Dor: 0100  
MARYBETH PATTI PAYOR  
3906 S DREXEL AVE  
TAMPA FL 33611-1520

13

Folio: 1284670000 Dor: 0100  
BRIAN PATRICK REID  
3908 S DREXEL AVE  
TAMPA FL 33611-1520

14

Folio: 1284680000 Dor: 0100



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**\$6.30**  
S2324M501901-01



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DEBORAH L SCOTT AND ROBERT M KOENIG  
3905 S LYNWOOD AVE  
TAMPA FL 33611-1529  
----- 15

Folio: 1284690000 Dor: 0100  
BRIAN ALEXANDER  
3907 S LYNWOOD AVE  
TAMPA FL 33611-1529  
----- 16

Folio: 1284700000 Dor: 0100  
KEDARNATH AND AARTI PATEL  
3910 S DREXEL AVE  
TAMPA FL 33611-1520  
----- 17

Folio: 1284710000 Dor: 0100  
TIMOTHY C AND YVETTE S WILMATH/LIFE ESTATE  
3423 W TAMBAY AVE  
TAMPA FL 33611-1513  
----- 18

Folio: 1284720000 Dor: 0100  
RICHARD H AND JAN ELIZABETH BADO  
3912 S DREXEL AVE  
TAMPA FL 33611-1520  
----- 19

Folio: 1284870000 Dor: 0100  
DOUGLAS M AND JOYCE A DRYDEN  
3907 S DREXEL AVE  
TAMPA FL 33611-1519  
----- 20

Folio: 1284880000 Dor: 0100  
MICHAEL J AND SHARON E DAVIES  
3909 S DREXEL AVE  
TAMPA FL 33611-1519  
----- 21

Folio: 1284890000 Dor: 0100  
\*\* CONFIDENTIAL \*\*  
3911 S DREXEL AVE  
TAMPA FL 33611-1519  
----- 22

Folio: 1284900000 Dor: 0100  
DANIEL OPILA  
3913 S DREXEL AVE  
TAMPA FL 33611-1519  
----- 23

Folio: 1284910000 Dor: 0100



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33630  
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WENDY D WILLS  
4101 S DREXEL AVE  
TAMPA FL 33611-1903  
----- 24

Folio: 1284920000 Dor: 0100  
CRAIG A AND CHRISTINE E POINDEXTER MYATT  
4103 S DREXEL AVE  
TAMPA FL 33611-1903  
----- 25

Folio: 1284920100 Dor: 0100  
LUIS CELY AND KATHERINE G PAZMINO  
4105 S DREXEL AVE  
TAMPA FL 33611-1903  
----- 26

Folio: 1284930000 Dor: 0100  
MARC ZENTMEYER  
4107 S DREXEL AVE  
TAMPA FL 33611-1903  
----- 27

Folio: 1284940000 Dor: 0100  
\*\* CONFIDENTIAL \*\*  
4848 VENETIAN PL NE  
SAINT PETERSBURG FL 33703-4224  
----- 28

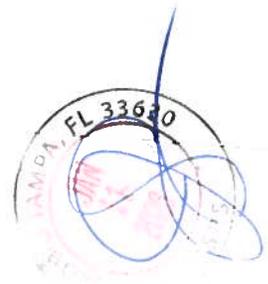
Folio: 1284950000 Dor: 0100  
SUJOY AND PRIYANKA CHOWDHURY  
4111 S DREXEL AVE  
TAMPA FL 33611-1903  
----- 29

Folio: 1284960000 Dor: 0100  
DEEP CREEK DEVELOPMENT LLC  
2330 PINELLAS POINT DR S  
SAINT PETERSBURG FL 33712-5850  
----- 30

Folio: 1284970000 Dor: 0100  
MARIA M MAY/ TRUSTEE  
4201 S DREXEL AVE  
TAMPA FL 33611-1905  
----- 31

Folio: 1284980000 Dor: 0100  
MARY S MCCARTHY / TRUSTEE  
4203 S DREXEL AVE  
TAMPA FL 33611-1905  
----- 32

Folio: 1285030000 Dor: 0100



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STEPHEN MICHAEL SEATON/LIFE ESTATE ET AL  
4001 S LYNWOOD AVE  
TAMPA FL 33611-1913

----- 33

Folio: 1285040000 Dor: 0100  
JOAN M GUENTNER  
4102 S DREXEL AVE  
TAMPA FL 33611-1904

----- 34

Folio: 1285040100 Dor: 0100  
EDWARD AND NICOLE MARIE EARNEST  
4104 S DREXEL AVE  
TAMPA FL 33611-1904

----- 35

Folio: 1285050000 Dor: 0100  
KENNETH J WHITE /LIFE ESTATE  
3415 W HAWTHORNE RD  
TAMPA FL 33611-2941

----- 36

Folio: 1285060000 Dor: 0100  
WILLIAM R BRINKEY JR  
4005 S LYNWOOD AVE  
TAMPA FL 33611-1913

----- 37

Folio: 1285070000 Dor: 0100  
HELENA MAHIAS  
4108 S DREXEL AVE  
TAMPA FL 33611-

----- 38

Folio: 1285080000 Dor: 0100  
RICHARD KOPEC AND PATRICIA KROMBACH  
4110 S DREXEL AVE  
TAMPA FL 33611-1904

----- 39

Folio: 1285080010 Dor: 0100  
DAVID L AND GRACE M YATES/LIFE ESTATE  
4112 S DREXEL AVE  
TAMPA FL 33611-1904

----- 40

Folio: 1285090000 Dor: 0100  
OSSI NARHI AND CZESLAWA NARHI  
8 FRASER PL  
HASTINGS-ON-HUDSON NY 10706-

----- 41

Folio: 1285100000 Dor: 0100



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JENNIFER YOUNG AND BRADLEY CARLSON  
3402 W KNIGHTS AVE  
TAMPA FL 33611-1951 ----- 42

Folio: 1285110000 Dor: 0100  
JAY P AND DONNA ANTHONY  
4202 S DREXEL AVE  
TAMPA FL 33611-1906 ----- 43

Folio: 1285120000 Dor: 0100  
RYAN M AND SAMANTHA L PLATE  
4204 S DREXEL AVE  
TAMPA FL 33611-1906 ----- 44

Folio: 1285130000 Dor: 0100  
ERIK P AND LAUREN G RAINES  
4203 S LYNWOOD AVE  
TAMPA FL 33611-1916 ----- 45

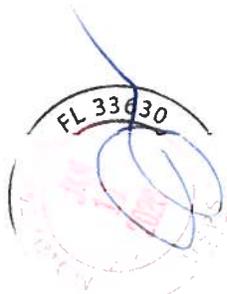
Folio: 1285210000 Dor: 0100  
JEREMIAH J AND AMY H FILJONES LIFE ESTATE  
3324 W KNIGHTS AVE  
TAMPA FL 33611-1912 ----- 46

Folio: 1285215000 Dor: 0100  
CALVIN D SOLLENBERGER  
4204 S LYNWOOD AVE  
TAMPA FL 33611-1917 ----- 47

Folio: 1285220000 Dor: 0100  
JAIME L THOMPSON AND JADEN C SHAPIRO/TRUSTEES  
3326 W KNIGHTS AVE  
TAMPA FL 33611-1912 ----- 48

Buffer Distance: 300 Feet  
Subject Folios: 1285030000  
Date: 01/09/2026

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
THIS IS TO CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE DOCUMENT ON



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TAMPA, FL  
33630  
JAN 11, 26  
AMOUNT  
**\$4.90**  
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FILE IN MY OFFICE. WITNESS MY HAND AND  
OFFICIAL SEAL THIS DAY: 12/16/25

BOB HENRIQUEZ  
County Property Appraiser

BY .....  
DEPUTY Property Appraiser

DAVID  
BORGANA

*Participating Organizations*

Contact Info			
Name	Contact Name	Mail To	Zip
Bayshore Beautiful Neighborhood Association, Inc.	Noble, Alicia	3225 S. MacDill Avenue Suite 129, Box 247	Tampa, Florida 33629
Keep Bayshore Beautiful Inc	Kumagai, Kirk	2918 W Coachman Ave	Tampa, FL 336112810
Hawthorne Pond Condominium Association Inc.	Jones, Wesley	400 N. Ashley Drive Suite 2020	Tampa, FL 33602
Belmar Gardens Neighborhood	McNabb, Cameron	4611 W. Kensington Ave	Tampa, FL 33629
345 Bayshore Condominium Assn.	Robbins, John	345 Bayshore Boulevard	Tampa, FL 33606
Ballast Point Neighborhood Association	Evans, Kent	2504 W Tyson Avenue	Tampa, Florida 33611
Parkland Estates Civic Club, Inc.	Scaglione, Rock	P.O. Box 10553	Tampa, Florida 33601



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Close up on Tammy Ave (side street)



# PUBLIC HEARING

REZONING     SPECIAL USE 2     ALCOHOL SPECIAL USE 2

APPLICATION: REZ-26-0000005

HEARING DATE: FEB. 12, 2026

TIME: 5:01 P.M.

**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



Back View on Tamboy Ave (side Street)



**PUBLIC HEARING**  
REGULATIONS SECTION 104.01 (1) (A) (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) 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Close up View on Lynwood Ave (Front Street)



# PUBLIC HEARING

- REZONING     SPECIAL USE 2     ALCOHOL SPECIAL USE 2

APPLICATION: REZ-26-0000005

HEARING DATE: FEB 12, 2026

TIME: 5.01 P.M.

**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



Back View on Lynwood Ave (Front Street)

