

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: October 21, 2025

Application Number: REZ-26-0000005

Tentative PH Date & Time: 03/12/2026

Atlas Page: L-10

EXHIBIT A

PROPERTY OWNER'S INFORMATION

Name(s): Stephen Michael Seaton/Life Estate Et Al
Address: 4001 S Lynwood Ave
City: Tampa
State: FL Zip Code: 33611 191
Phone Number: _____
Fax Number: _____
Email Address: _____

APPLICANT'S INFORMATION

Name(s): Stephen Seaton
Address: 4001 S. Lynwood Ave
City: Tampa
State: FL Zip Code: 33611
Phone Number: _____
Fax Number: _____
Email Address: hmseaton1@gmail.com

CONTACT FOR ALL RELATED CORRESPONDENCE

Name(s): Stephen Michael Seaton/Life Estate Et Al
Address: 4001 S Lynwood Ave
City: Tampa State: FL Zip Code: 33611 191
Phone Number: _____ Fax Number: _____
Email Address: sseaton1@msn.com

PARCEL INFORMATION

Parcel Address (List all): 4001 S Lynwood Ave, Tampa FL 33611
Folio Number(s) (List all): 128503.0000
Property Size (acres or SF): 14112
Current Use of Land: Single-Family Detached Proposed Use of Land: Single Family Detached
Current Zoning District: RS-60 Proposed Zoning District: RS-50

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: 01/05/2026
Planning Comm. Planner's Name/Initials: Danny Collins Date Counseled: 12/30/25
To be completed by the HCCCPC Future Land Use: R-10 Is requested district consistent with Section 27-21: yes **DC**
Trans. Div. Engineer's Name/Initials: J. Scott Date Counseled: 1/5/2026
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
1400 North Boulevard
Tampa, FL 33607
(813) 274-3100

**LEGAL DESCRIPTION (use separate sheet if
needed) MUST BE TYPED -- DO NOT ABBREVIATE:**

Lots 1 AND 5, Block 10, OF LYNWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 47, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



City of Tampa
Right of Way & Mapping Section

LEGAL DESCRIPTION APPROVED

File #: REZ-25-05 Atlas: L-10

By: Ross Samons Date: 12/08/2025

Application for Rezoning

City of Tampa
Land Development Coordination
2555 East Hanna Ave.
Tampa, FL 33610
(813) 274-3100
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EXHIBIT A-1

Application Number: REZ-26-0000005
City Council District: 4
Number of Signs: _____
Signs Issued? _____ Date Issued: _____
Overlay District: _____
Local Historic District: _____
Urban Village: _____

Parcel Address (List all): 4001 S Lynwood Ave, Tampa FL 33611

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

TRANSPORTATION MANAGEMENT

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 the Land Development Coordination Division.

Current Use of Land Structure size or # of units Proposed Use of Land Structure size or # of units

I, THE UNDERSIGNED APPLICANT/AGENT, HEREBY CERTIFY THAT ALL INFORMATION HEREIN IS TRUE AND COMPLETE, AND HEREBY AUTHORIZE & ALLOW CITY REPRESENTATIVES TO ACCESS THE SUBJECT PROPERTY. IF THE PROPERTY IS GATED, I WILL PROVIDE ACCESS TO THE PROPERTY UPON REQUEST.

Signature (applicant/agent): _____ Sworn to and subscribed on this date: _____
(Print): _____ Identification or personally known: _____
Signature (applicant/agent): _____ Notary Signature: _____
(Print): _____ Commission Expiration (Stamp or date): _____

	Contact Info			
Name	Contact Name	Mail To	City/State	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



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): 4001 S. Lynwood Ave Tampa Florida 33611

FOLIO NUMBER(S): A1285030000 128503-0000

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

Stephen Michael Seaton *

"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: _____

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 _____
Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this <u>21st</u> day of <u>Oct.</u> , 202 <u>3</u> by	Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this _____ day of _____, 202 <u> </u> , by
<u>Stephen M. Seaton</u> Printed Name (Owner) Signature	_____ Printed Name (Agent) Signature
<u>[Signature]</u> Signature and Stamp of Notary Public	_____ Signature and Stamp of Notary Public
Personally known or produced identification: <input checked="" type="checkbox"/> Select	Personally known or produced identification: <input type="checkbox"/> Select
Type of identification <u>FL Drivers License</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.





Application for REZONING (REZ)

Development and Growth Management
Development Coordination
1400 North Boulevard
Tampa, FL 33607
(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: Single Family Residence Proposed Special Use: ~~PS~~-Single Family Residence

Structure Size or # of Units: 1 Structure Size or # of Units: 1

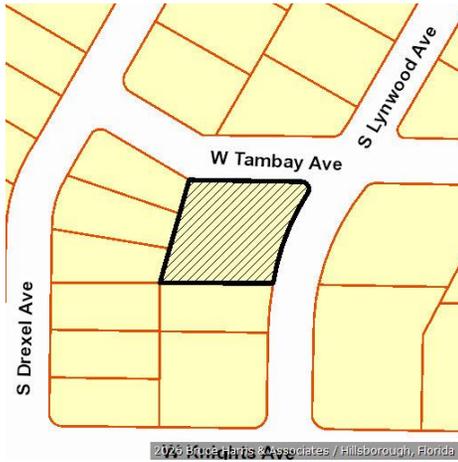
<p>Office Use Only:</p> <p>To be filled out by City of Tampa staff:</p> <p>Transportation staff name: _____</p> <p>Transportation staff signature: _____</p> <p>Is a Transportation analysis required? _____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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Bob Henriquez Hillsborough County Property Appraiser

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

Folio: 128503-0000



Owner Information

Owner Name SEATON STEPHEN MICHAEL LIFE ESTATE
SEATON HELEN MARGARET ROSE LIFE ESTATE
SEATON STEPHEN MICHAEL II
MINCEY STERLING ASHLEY

Mailing Address 4001 S LYNWOOD AVE
TAMPA, FL 33611-1913

Site Address 4001 S LYNWOOD AVE, TAMPA

PIN A-03-30-18-3W2-000010-00001.0

Folio 128503-0000

Prior PIN

Prior Folio 000000-0000

Tax District TA - TAMPA

Property Use 0100 SINGLE FAMILY R

Plat Book/Page 10/47

Neighborhood 203003.00 | NW MacDill North of Dorchester

Subdivision 3W2 | LYNWOOD

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$865,295	\$159,796	\$50,722	\$109,074
Public Schools	\$865,295	\$159,796	\$25,000	\$134,796
Municipal	\$865,295	\$159,796	\$50,722	\$109,074
Other Districts	\$865,295	\$159,796	\$50,722	\$109,074

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
	2020239168	06	2020	DD	Unqualified	Improved	\$100
3375 / 1992		06	1978		Qualified	Improved	\$25,700
2722 / 0208		01	1973		Qualified		\$18,000

