



REZONING STAFF REPORT REZ-26-0000005

PROPERTY ADDRESS: 4001 S Lynwood Avenue
APPLICANT: Stephen Seaton
PROPERTY OWNER: Stephen Michael Seaton/Life Estate Et Al
AUTHORIZED AGENT: Stephen Michael Seaton
RELATED APPLICATIONS: None
PRIOR APPLICATIONS: None
FUTURE LAND USE: R-10 (Residential-10)
HISTORIC LANDMARKS: Local: None
 National: None

CITY COUNCIL DISTRICT & REP. MEMBER: District #4 – Carlson
CITY COUNCIL AT-LARGE (CITY-WIDE) MEMBERS: Clendenin, Maniscalco, Hurtak

OVERLAY DISTRICT: None
NEIGHBORHOOD ASSOCIATION: Bayshore Beautiful Neighborhood Association, Inc.,
 Keep Bayshore Beautiful Inc., Hawthorne Pond Condominium Association Inc.,
 Belmar Gardens Neighborhood, 345 Bayshore Condominium Association, Ballast
 Point Neighborhood Association, Parkland Estates Civic Club, Inc.

HEARING DATE: 02/12/2026
DATE OF REPORT: 02/05/2026
DATE OF SITE PLAN: Not Applicable



CURRENT ZONING:
 Residential Single-Family-60 (RS-60)

REQUESTED ZONING:
 Residential Single-Family-50 (RS-50)

FINDINGS:

The Development Review and Compliance staff has reviewed the application and finds the request **CONSISTENT** with the City of Tampa Code of Ordinances.

LOCATION MAP:



REZONING STAFF REPORT REZ-26-0000005

PROJECT INFORMATION:

Lot Area (SF/Acreage)	14,112 SF (0.32 Acres)
Lot Width	115' (W. Tambay Ave.); 120' (S. Lynwood Ave.)
Lot Depth	124' (Along the south boundary)
Maximum Building Height	35'
Existing Use of Property	Single-Family Detached Unit

SURROUNDING USE INFORMATION*:

LOCATION	ZONING	CURRENT USE
North	RS-60	Residential, Single-Family, Detached
South	RS-60	Residential, Single-Family, Detached
West	RS-60	Residential, Single-Family, Detached
East	RS-60	Residential, Single-Family, Detached

*RS-Residential, Single-Family

SUMMARY OF REQUEST:

The applicant is proposing to rezone the property generally located at 4001 South Lynwood Avenue from RS-60 (Residential Single Family) to RS-50 (Residential Single Family). The subject property is located on the southwest corner of the intersection of West Tambay Avenue and South Lynwood Avenue. This parcel is developed with a single-family detached unit. The subject block and surrounding blocks are comprised of single-family detached units. The site is surrounded by RS-60 zoning to the north, south, east and west.

The subject site is a part of the Lynwood Subdivision, Lots 1 and 5 Block 10. The subdivision was platted in 1924 with 351 lots with frontage ranging in width from 30' to 117'. See the subject site identified below in red.



REZONING STAFF REPORT REZ-26-0000005

The subject site has an R-10 Future Land Use designation which allows for the consideration of up to 10 dwelling units per acre. Given the applicant requesting RS-50 zoning, only one dwelling unit is allowed per zoning lot.

RS-50	<i>Min lot size</i> 5,000 SF	<i>Min lot width</i> 50'	<i>Min front setback</i> 20'	<i>Min side setback</i> 7'	<i>Min rear setback</i> 20'	<i>Min corner setback</i> 7'	<i>Max FAR*</i> -	<i>Max Building Height</i> 35'
--------------	---------------------------------	-----------------------------	---------------------------------	-------------------------------	--------------------------------	---------------------------------	----------------------	-----------------------------------

*Refer to the Tampa Comprehensive Plan for maximum density/floor area ratio ("FAR") limits. For properties seeking bonus density/FAR, refer to Section 27-140 for applicable methodology and criteria.

Please see the attached Table of Permitted Uses for the uses allowed in the RS-50 zoning district.

GENERAL REQUIREMENTS OF CODE/STAFF FINDINGS:

City Council must consider the following when considering this request for rezoning:

1. **Sec. 27-156 a. (1)** Single-family districts provide for detached residential housing development on a variety of lot sizes in accordance with the Tampa Comprehensive Plan. Accessory uses, compatible related support uses for residential development and special uses are also permitted.
 - e. RS-50 Residential, Single-family. This district provides primarily for low density single-family detached dwellings similar to those provided for in the RS-150, RS-100, RS-75 and RS-60 single-family districts, but with smaller minimum lot size requirements.
2. The subject site has a future land use designation of Residential-10 (R-10). The R-10 designation allows for a maximum of 10 dwellings per gross acre, max FAR of 0.35, and is characterized by low-density residential dwellings, limited neighborhood-serving commercial uses, other compatible public/quasi-public, and special uses (churches, schools, recreational and daycare facilities). The RS-50 zoning district allows for a maximum density of one dwelling unit per 5,000 square feet with a minimum lot width of 50'. A maximum of two (2) dwelling units are allowed.
3. City Council must consider the following Comprehensive Plan policy when deciding the outcome of the subject request. **Policy 9.3.8:** It is the intent of the City that new residential redevelopment projects shall be minimally disruptive to adjacent areas. To achieve this, the City shall assess the potential positive and negative impacts of residential development projects on the physical development pattern and the character of the surrounding area and require mitigation of negative off-site impacts.

The subject site is a part of the Lynwood Subdivision, Lots 1 and 5, Block 10 which was originally platted in 1924. The area of analysis includes 351 parcels, 167 parcels or 48% have been developed with a width of 60' or greater, and 184 parcels or 52% have been developed with a width of 59.99' or less.

The subject block face on the west side of South Lynwood Avenue between West Tambay Avenue and West Knights Avenue contains three (3) parcels (including the subject site), with widths ranging from 50' to over 100'. Excluding the subject site, one (1) parcel or 50% of the parcels on the subject block have a width of 50' to 54.99' and one (1) parcel or 50% with a width of 100' or greater. The subject block on the west side of South Lynwood Avenue, including the subject site, has a total of two (2) parcels or 67% of the parcels having a width of 60' or greater, and one (1) parcel or 33% having a width of 54.99' or less.

The subject block located on the east side of South Drexel Avenue between West Tambay Avenue and West Knights Avenue contains six (6) parcels with one (1) parcel or 17% having a width ranging from 45' to 49.99', one (1) parcel or 17% having a width ranging from 55' to 59.99', and four (4) parcels or 66% having a width ranging from 50' to 54.99'.

REZONING STAFF REPORT REZ-26-0000005

The block face on the west side of South Lynwood Avenue between Greenwood Drive and West Tambay Avenue contains five (5) parcels with widths ranging from 50' to 99.99'. There is one (1) parcel or 20% having a width ranging from 50' to 54.99' and four (4) parcels or 80% having a width ranging from 80' to 99.99'. The block face on the east side of South Lynwood Avenue between Greenwood Drive and West Tambay Avenue contains five (5) parcels with widths ranging from 60' to 69.99'. There is one (1) parcel or 20% having a width ranging from 65' to 69.99' and four (4) parcels or 80% having a width ranging from 60' to 64.99'.

The block face on the west side of South Lynwood Avenue between West Knights Avenue and West Wallcraft Avenue contains three (3) parcels that orient toward South Lynwood Avenue. All three (3) parcels or 100% have a width ranging from 55' to 59.99'. The block face on the east side of South Lynwood Avenue between West Knights Avenue and West Wallcraft Avenue contains five (5) parcels with widths ranging from 45' to 59.99'. There is one (1) parcel or 20% having a width ranging from 45' to 49.99' and four (4) parcels or 80% having widths ranging from 55' to 59.99'.

Staff have identified in the overall study area that 48% of the parcels have been developed with a width of 60' or greater and 52% have a width of 59.99' or less in the study area. While there are a variety of lot sizes within the vicinity of the subject site, staff find the proposed request to be consistent with the existing development pattern of the overall study area. Staff analysis indicates that the existing development pattern within the study area is consistent with that of the overall study area.

GENERAL REQUIREMENTS OF CODE/STAFF FINDINGS:

Development Coordination See staff analysis in the report above.	Consistent
Natural Resources	Consistent
Transportation	Consistent
Hillsborough County City/County Planning	Consistent
Urban Design	Not Applicable
Solid Waste	Consistent
Stormwater	Consistent
Wastewater	Consistent
Water	Consistent
Tampa Fire Rescue	Consistent

Submitted & Completed by:
Stephanie Pope
Urban Planner II
Development Coordination



Request to Rezone

REZ-26-000005
4001 S Lynwood Ave

RS-60 to RS-50

Subject Property
 Zoning 1,320' Buffer

★ Historic Landmark Local
None

★ Historic Landmark National
None



DISCLAIMER: information represented on this map is for reference only. Every effort has been made to verify the information. However, the data is dynamic and accuracy is not guaranteed. Users are urged to report inconsistencies so updates can be made accordingly.

Prepared by Development & Growth Management
Right of Way & Mapping Section

January 12, 2026



Jane Castor, Mayor

NORTH



Existing Lot Pattern For Rezoning File # REZ-26-05

4001 S Lynwood Ave

January 23, 2026
Jane Castor, Mayor
RS-60 to RS-50

Parcel Counts by Lot Width

0 - 34 (2)	45 - 49 (3)	60 - 64 (53)	75 - 79 (27)
35 - 39 (0)	50 - 54 (118)	65 - 69 (9)	80 - 99 (46)
40 - 44 (0)	55 - 59 (61)	70 - 74 (14)	100 + (18)

Total number of parcels: 351

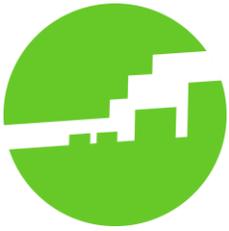
Zoning



DISCLAIMER: information represented on this map is for reference only. Every effort has been made to verify the information. However, the data is dynamic and accuracy is not guaranteed. Users are urged to report inconsistencies so updates can be made accordingly.

Prepared by Development & Growth Management
Right of Way & Mapping Section





**Hillsborough County
City-County
Planning Commission**

+City of Tampa Rezoning	
Hearing Date: February 12, 2026	Petition: REZ 26-05
Report Prepared: January 30, 2026	4001 South Lynwood Avenue <i>Located at the southwest corner of South Lynwood Avenue and West Tambay Avenue</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-10 (10 du/ga; 0.35 FAR)
Planning Area:	South Tampa
Zoning:	Residential, Single-Family-60 (RS-60) to Residential, Single-Family-50 (RS-50)
Parcel Size (Approx.):	14,112 square feet (0.32± acres)
Street Functional Classification:	South Lynwood Avenue – Local West Tambay Avenue – Local



Context:

The proposal is to rezone the subject site from Residential, Single-Family-60 (RS-60) to Residential, Single-Family-50 (RS-50). The site is currently occupied by a single-family home.

- The 0.32± acre subject site is situated within the South Tampa Planning District, and more specifically, the Bayshore Beautiful Neighborhood.
- The subject site is within the **Residential-10 (R-10)** Future Land Use designation. This category supports lower-density residential dwellings, limited neighborhood-serving commercial uses, compatible public/quasi-public, and special uses (churches, schools, recreational and daycare facilities). Non-residential uses must meet the locational criteria provided in the Comprehensive Plan.
- Under the Residential-10 designation, the subject site can be considered for a maximum of three residential dwelling units (10 du/ga) or 4,939 square feet of non-residential uses (0.35 FAR) subject to locational criteria outlined in the Comprehensive Plan.
- The portion of South Lynwood Avenue, between West Tambay Avenue and West Knights Avenue, is primarily developed with single-family detached dwelling units. The surrounding area to the north, south, east and immediately west is developed as single-family residential, to the west is the Selmon Expressway with light commercial uses to the west of the expressway.
- South Tampa Family YMCA is the closest public recreational facility located approximately 0.45 miles southwest of the subject site, with the Himes Avenue Sports Complex just directly south of the YMCA.
- The subject site is approximately 0.3 miles southeast of Britton Plaza Transfer Center. This transfer center is serviced by HART Route #14 and #19, providing transportation to Downtown Tampa, Yukon Transfer Center and Port Tampa.
- The subject site is within the Coastal Planning Area, specifically Evacuation Zone B. Rezoning in the Coastal Planning Area that increase the number of residential units shall mitigate its impact on shelter space demands based on shelter space LOS (*CM Policy 1.2.2*).

Compliance with the Comprehensive Plan:

The following Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

Objectives and Policies of the Tampa Comprehensive Plan:

City Design - Goals, Objectives, and Policies

LU Objective 1.2: Create inspired urban design while respecting Tampa’s human scale, unique history, aesthetics, natural environment, and sense of community identity as the City changes and evolves.

LU Policy 1.2.3: Relate new buildings and development to the context of the neighborhood and community.

City Planning Strategy

LU Objective 2.1: Regulate the levels of building intensity according to the standards and land use designations, to accommodate the projected population increase of 150,000 people and 150,000 employees by 2040.

LU Policy 2.1.1: Encourage compact, higher-density development that is compatible with its surrounding character.

LU Policy 2.1.2: Use limited land resources more efficiently and pursue a development that is more economically sound, by encouraging infill development on vacant and underutilized sites.

Land Development Regulations – Goals, Objectives, and Policies

LU Objective 8.15: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes.

LU Policy 8.15.1: Development shall not exceed the densities and intensities as defined by the land use plan categories, and incorporated herein as reference.

LU Policy 8.15.2: Each land use plan category shall have a unique set of zoning districts that may be permitted within the land use plan category, as adopted in the Zoning Code. Zoning districts which are not included in the table/ matrix shall neither be applied for, nor approved.

Overall Residential Development and Redevelopment – Goals, Objectives, and Policies

LU Objective 9.2: Ensure that there is an adequate amount of land planned for residential purposes to accommodate the projected population.

LU Policy 9.2.1: Protect, promote and maintain residential neighborhoods, in order to preserve an adequate amount of residential land for existing and future population growth.

LU Objective 9.3: Compatible development and redevelopment to sustain stable, neighborhoods and ensure the social and economic health of the City.

LU Policy 9.3.8: It is the intent of the City that new residential redevelopment projects shall be minimally disruptive to adjacent areas. To achieve this, the City shall assess the potential positive and negative impacts of residential development projects on the physical development pattern and the character of the surrounding area, and require mitigation of negative off-site impacts.

Single Family Residential Areas

LU Objective 9.5: Maintain the stability of existing areas while expanding opportunities for housing choices.

LU Policy 9.5.1: Protect low-density, single family areas that provide opportunities for home-ownership, that are attractive to households with children and other residents, that provide residents with privacy and open spaces accessible to residents.

LU Policy 9.5.2: Maintain the character of single-family residential areas and discourage the demolition of single-family residences and displacement of residents, in a way that encourages rehabilitation and provides housing opportunities throughout the City. The character of single-family areas includes use, development, and density characteristics.

LU Policy 9.5.4: Utilize single family categories to:

- *Maintain the current density and character of existing single-family areas;*
- *Protect areas of the lowest intensity of development that are currently in predominantly single-family residential use, or that have environmental or infrastructure constraints, such as environmentally critical areas.*

Mobility Section – Provide Multimodal Options

MBY Objective 1.8: Enforce development's requirements and contributions toward improving on-site multimodal access and safety.

MBY Policy 1.8.1: Continue to require development to construct sidewalks adjacent to the property frontage or require payment of a sidewalk in-lieu fee, adjusted for present day average costs, inclusive of survey, design, and construction, into the Sidewalk Trust Fund.

Adequate Sites to Accommodate Housing Needs

HSG Objective 1.3: Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Tampa's households now and in the future in all neighborhoods.

HSG Policy 1.3.4: Encourage new housing on vacant, infill, or underutilized land.

Hurricane Evacuation and Shelters

CM Objective 1.2: Maintain and reduce hurricane clearance times within the City as a component of maintaining and reducing evacuation times for Hillsborough County and the Region.

CM Policy 1.2.2: Rezoning in the Coastal Planning Area that increase the number of residential units shall mitigate the impact on shelter space demands based on the shelter space LOS.

Staff Analysis of Goals, Objectives, and Policies:

The applicant is requesting to rezone the subject site to Residential, Single-Family (RS-50). This site falls within the Residential-10 designation, which allows for the development of single-family detached homes and limited duplexes and townhomes in appropriate locations (*LU Policy 8.15.2*). This rezoning will provide compatible infill development in an area planned for 10 dwelling units per acre (*LU Policies 2.1.2, 8.15.1*).

Situated on the southwest corner of South Lynwood Avenue and West Tambay Avenue, the surrounding area is characterized by single-family detached uses east of Interstate 275 with commercial uses to the west. This portion of South Lynwood Avenue, excluding the subject site, is developed at an existing density of 5.9 dwelling units per acre (based on 6 sample sites between South Lynwood Avenue and West Wallcraft Avenue), approximately 59% of the density anticipated under the Residential-10 designation. Planning Commission staff have found that the proposed rezoning would allow for a development pattern

envisioned by the Comprehensive Plan (*LU Policy 2.1.2*). The request will provide opportunities for housing at slightly higher densities than in the surrounding area, which is supported by the Comprehensive Plan.

The Comprehensive Plan requires development to construct sidewalks adjacent to the property frontage or payment of a sidewalk in-lieu fee into the to the City's Sidewalk Trust Fund, discussed with the applicant at the time of permitting (*MBY Policy 1.8.1*).

The request supports many of the policies in the Comprehensive Plan as it relates to housing the city's population. The Comprehensive Plan promotes a development pattern consistent with the compact city form strategy, which encourages infill development within proximity to transit and employment services, and on vacant land (*LU Policies 9.5.1, 9.5.2, 9.5.4, HSG Policy 1.3.4*). The proposed rezoning supports these policies while encouraging new housing on underutilized land, as a single-family detached home currently occupies the site which is planned for up to three dwelling units (*LU Policies 1.2.3, 9.2.1, 9.3.8*).

The subject site is located within the Coastal Planning Area, specifically Evacuation Zone B. Rezoning in the Coastal Planning Area that increase the number of residential units shall mitigate the impact on shelter space demands based on the shelter space Level of Service. The applicant shall coordinate any hurricane mitigation payments with Hillsborough County and the City of Tampa at the time of permitting (*CM Policy 1.2.2*).

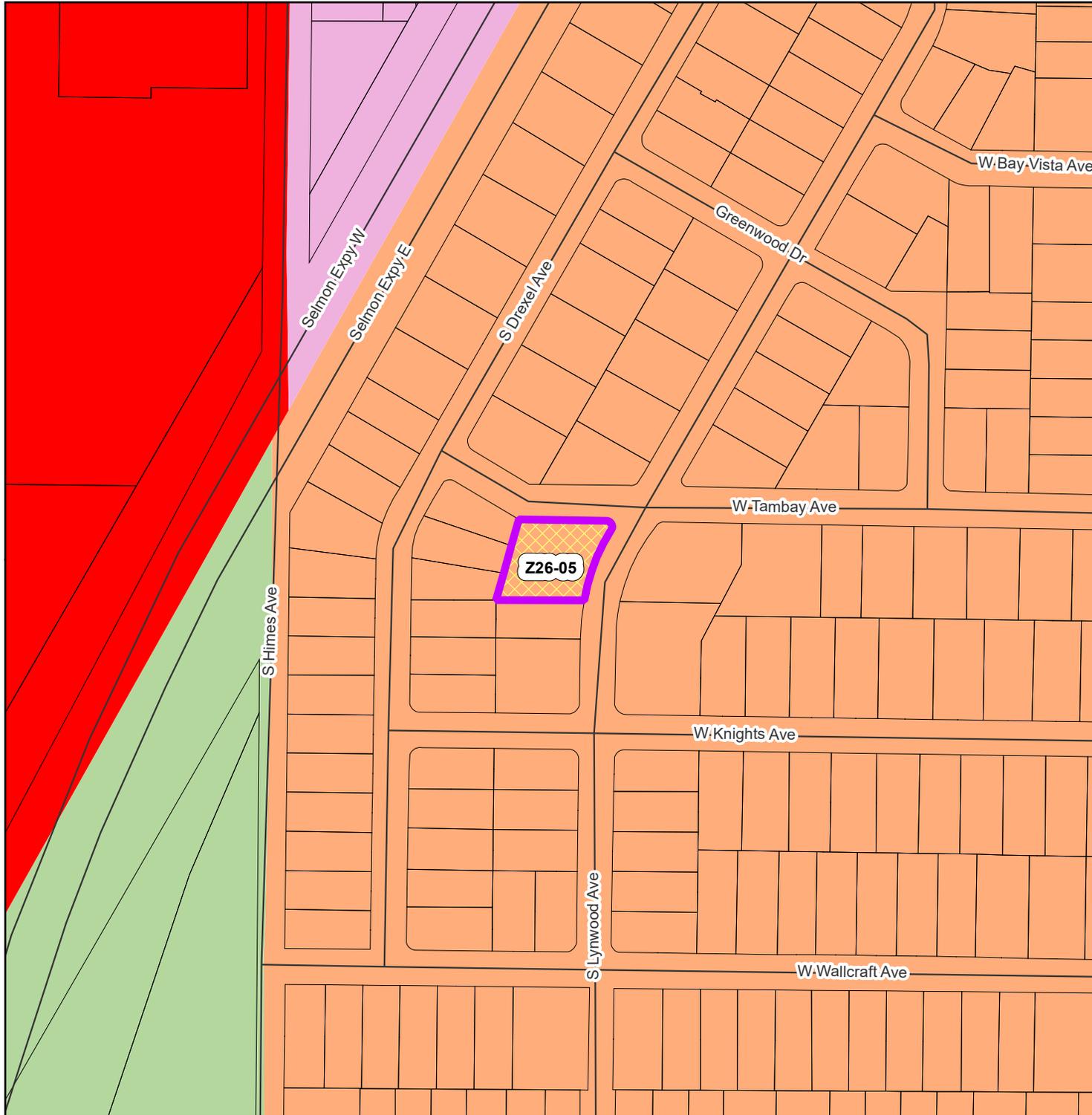
In summary, the request is comparable and compatible with the surrounding area and is consistent with the long-range development pattern encouraged under the Residential-10 Future Land Use category.

Recommendation:

Based on the above considerations, the Planning Commission staff finds the proposed rezoning **CONSISTENT** with the provisions of the *Tampa Comprehensive Plan*.

CITY OF TAMPA

Future Land Use
Z26-05
 4001 S. Lynwood Ave.
 From: RS-60 (Residential Single-Family)
 To: RS-50 (Residential Single-Family)



Legend

Rezoning

<all other values>

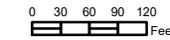
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads

- Parcels
- wam.NATURAL Bay_Poly
- RURAL ESTATE-10 (.25 FAR)
- RESIDENTIAL-3 (.35 FAR)
- RESIDENTIAL-6
- RESIDENTIAL-10 (.35 FAR)
- RESIDENTIAL-20 (.50 FAR)
- RESIDENTIAL-35 (.60 FAR)
- RESIDENTIAL-50 (1.0 FAR)
- RESIDENTIAL-83 (.65 FAR)
- SUBURBAN MIXED USE-3 (.25 FAR)
- SUBURBAN MIXED USE-6 (.50 FAR)
- NEIGHBORHOOD MIXED USE-16 (.50 FAR)
- NONRESIDENTIAL USES, .75 FAR VERTICAL MIXED-USE OR RESIDENTIAL ONLY
- NEIGHBORHOOD MIXED USE-24 (.75 FAR NONRESIDENTIAL USES, 1.0 FAR VERTICAL MIXED-USE OR RESIDENTIAL ONLY)
- NEIGHBORHOOD MIXED USE-35 (1.0 FAR NONRESIDENTIAL USES, 1.5 FAR VERTICAL MIXED-USE OR RESIDENTIAL ONLY)
- GENERAL MIXED USE-24 (1.5 FAR)
- URBAN MIXED USE-60 (3.25 FAR)
- COMMUNITY MIXED USE-35 (2.0 FAR)
- TRANSITIONAL USE-24 (1.5 FAR)
- REGIONAL MIXED USE-100 (3.5 FAR)
- MUNICIPAL AIRPORT COMPATIBILITY
- COMMUNITY COMMERCIAL-35 (2.0 FAR)
- LIGHT INDUSTRIAL (1.5 FAR)
- HEAVY INDUSTRIAL (1.5 FAR)
- RECREATIONAL/OPEN SPACE
- PUBLIC/SEMI-PUBLIC
- MAJOR ENVIRONMENTALLY SENSITIVE AREAS
- CENTRAL BUSINESS DISTRICT
- MAC DILL AIR FORCE BASE
- WATER
- RIGHT OF WAY
- TRANSITIONAL AREA (DUE TO)

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
 REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
 ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 1/8/2026
 Author: Jerid McAdoo
 File: C:\Users\jmcadoo\Desktop\Rezoning.mxd

