



# REZONING STAFF REPORT REZ-25-0000125

**PROPERTY ADDRESS:** 5215, 5301 and 5311 West Tyson Avenue  
**APPLICANT:** Edmon Rakipi  
**PROPERTY OWNER:** SE Tampa Bay LLC and Tyson Tampa Apts LLC  
**AUTHORIZED AGENT:** Elise Batsel, Stearns Weaver Miller  
**RELATED APPLICATIONS:** None  
**PRIOR APPLICATIONS:** None  
**FUTURE LAND USE:** Community Mixed Use-35 (CMU-35)  
**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:** Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Bayside West Neighborhood Association, Inc.

**HEARING DATE:** 02/12/2026  
**DATE OF REPORT:** 02/05/2026  
**DATE OF SITE PLAN:** 12/18/2025

### CURRENT ZONING:

PD (Planned Development; REZ-23-69; Ord. 2023-150)  
Residential Multiple-Family, Retail Sales (Special Goods, Convenience Goods, Shoppers’ Goods), Marina

### REQUESTED ZONING:

PD (Planned Development)  
Residential Multiple-Family, Single-Family Attached, Retail Sales (Special Goods, Convenience Goods, Shoppers’ Goods), Marina

### PREVIOUS WAIVERS:

1. Section 27-284.3.1: To reduce the minimum tree retention requirement from 50% to 27%.

### WAIVER(S) REQUESTED:

1. Section 27-282.9(c)(1): Request to allow front doors of lots 1 through 20 to face the side yard along the north.

### FINDINGS:

The Development Review and Compliance staff has reviewed the petition and finds the request **CONSISTENT** with the applicable City of Tampa Land Development Regulations. Should it be the pleasure of City Council to approve the application, further modifications to the site plan must be completed by the applicant between 1st and 2nd Reading of Ordinance as stated on the revision sheet.

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**LOCATION MAP:**



**PROJECT INFORMATION:**

Residential Unit Count (Maximum)	401 Units (North Phase: 325 Units; South Phase: 76 units)
Maximum Building Height	North Phase: 60' (Buildings and Parking Garage) South Phase: 50' (Buildings)
Setbacks	North Phase: North - 35', South-7', East-36', West-7' South Phase: North: 10' (6' to porch or cantilever), South-10' (6' to porch or cantilever), East-15', West-7'
Existing Use of Property	Vacant and Residential Multiple-Family
Lot Area (SF/Acreage)	Total Project Area: 14.91 acres (649,480 SF), North Phase: 9.87 acres, South Phase: 5.04 acres
Parking Spaces Required	784 ( North Phase: 613 ; South Phase: 171 )
Parking Spaces Provided	844 ( North Phase: 615 ; South Phase: 229 )

**SURROUNDING USE INFORMATION\*:**

LOCATION	ZONING	CURRENT USE
North	IG	Rattlesnake Channel
South	IH	Industrial
East	IH	Federal – U.S. Army Reserve Center
West	PD (File# REZ-22-23; Ord. 2002-106)	Residential Multiple-Family, Residential Single-Family Attached, Retail Sales (Shoppers' Goods) and Restaurant

\*IG-Industrial General, IH – Industrial Heavy, PD-Planned Development

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## **SUMMARY OF REQUEST:**

The subject property is located along the north side of West Tyson Avenue and is bounded to the north by Rattlesnake Channel with immediate surrounding properties zoned IH to the east and south, and PD (File # REZ-22-23; Ord. 2002-106) zoning to the west approved for Residential Single-Family Attached, Retail Sales (Shoppers' Goods) and Restaurant use.

The subject property is zoned PD (Planned Development; File # REZ-23-69; Ord. 2023-150 ) and is approved with two phases identified on the site plan as North and South phase. Allowable uses are residential multiple-family (401 units), retail sales (specialty goods, convenience goods, shoppers' goods) and marina use. The North Phase is approved for two multi-family structures (325 units – 451,200 SF), a commercial building (5,000 SF), a parking garage (152,300 SF) and swimming pool. The South Phase is approved for six multi-family structures (76 units – 85,600 SF), a clubhouse (3,500 SF) and swimming pool.

This PD (REZ-25-125) proposes no changes to the north phase and only a change in use for the South Phase from 76 residential multiple-family dwelling units to 76 residential single-family attached units. There are no changes in unit count or site access. While the maximum height of 50' remains unchanged, the number of stories proposed increases from 2 stories to 4 stories. The change in dwelling unit type does result in a higher parking requirement from 141 spaces to 171 spaces, with a total of 229 spaces provided through unit garages and surface parking. The proposed dog park has been relocated north on the South Phase, with an amenity area now proposed on the southeast portion of the phase. Pedestrian access is maintained to the West Tyson Avenue right-of-way and adjacent improvements are proposed to the West Tyson Avenue right-of-way (subject to separate right-of-way permitting). There are no changes proposed to the North Phase with this application.

The subject site has a Future Land Use designation of Community Mixed Use-35 (CMU-35) and allows for medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential uses of up to 30 dwelling units per acre by right and up to 1.0 floor area ratio (FAR). Given this site is comprised of 14.91 acres, a maximum of 447 dwelling units or 649,480 SF can be developed with the CMU-35 future land use designation across the entirety of the subject site. The proposed 76 units for the South Phase is within the density allowed in the CMU-35 designation.

## **GENERAL REQUIREMENTS OF CODE/STAFF FINDINGS:**

<p>Development Coordination</p> <p><b>Site Plan Modifications:</b></p> <ul style="list-style-type: none"><li>• Update waiver request on Sheet 1 of the site plan as listed on page 1 of this staff report.</li><li>• Under the Site Data Table (South Phase Only), update "Proposed Building Setbacks" to reflect "Proposed Minimum Building Setbacks."</li><li>• On Sheet 4, update building separation distance between Buildings 2 and 3 to reflect 30'.</li><li>• On Sheet 4, update building separation distance between Buildings 6 and 7, Buildings 8 and 9, Buildings 10 and 11, and Buildings 12 and 13 to reflect 42'.</li><li>• On Sheet 4, update the building separation distance within the courtyard between Buildings 6 and 10, Buildings 7 and 11, Buildings 8 and 12, and Buildings 9 and 13 to reflect 23'.</li></ul>	<p>Consistent</p>
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<ul style="list-style-type: none"> <li>• On Sheet 4, update the separation distance between front yard fencing within the courtyard between Buildings 6 and 10, Buildings 7 and 11, Buildings 8 and 12, and Buildings 9 and 13 to reflect 8’.</li> <li>• On Sheet 4, update building outline for all proposed South Phase buildings to reflect a building overhang on each building front façade exterior corner.</li> <li>• On Sheet 4, update each non-corner unit with a covered entry outline over the unit front door.</li> <li>• On Sheet 4, add a call out message identifying the building overhang and covered entry along the front building façade of all units.</li> <li>• On Sheet 4, update all proposed units with a rear second story balcony.</li> <li>• On Sheet 4, add a call out message identifying the rear second story balcony, along the rear building façade of all proposed units.</li> <li>• On Building Elevation Sheet 6, add a call out message identifying the building overhang that is reflective on each building front façade exterior corner.</li> <li>• On Building Elevation Sheet 7, add a call out message identifying the rear second story balcony that is typical of all proposed units.</li> <li>• On Sheet 3, correct the PD Title by removing “Marina” from the retail sales uses listed within parentheses and listing as its own separate use. See requested zoning section on page 1 of the staff report for reference.</li> </ul>	
<p>Natural Resources</p> <p><b>Site Plan Modifications:</b></p> <ul style="list-style-type: none"> <li>• Call out the tree type that bookends every building and the palm symbol as well. Type 2 and Type 1 are labeled, but label the other two symbols.</li> <li>• Add the following note to the Landscape Plan General Notes: “A certified, stamped landscape plan from the Rezoning shall be included with the BLD submittal.”</li> </ul>	Consistent
Transportation	Consistent
Urban Design	Not Applicable
LDC ROW	Consistent
Hillsborough County City/County Planning	Consistent
Solid Waste	Consistent
Stormwater	Consistent
Wastewater	Consistent
Tampa Fire Rescue	Consistent
Water	Consistent

**APPLICATION CRITERIA/ANALYSIS:** City Council must consider the purpose for a site plan-controlled rezoning when deciding the outcome of a rezoning case:

**Sec. 27-136. Purpose**

The purpose of this article is to provide for zoning districts that recognize unique conditions, allow design flexibility, and promote planned diversification and integration of uses and structures, which other zoning districts cannot accommodate. Through this process City Council retains authority to establish such limitations and regulations as it deems necessary to

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protect the public health, safety, and general welfare, with the exception of standard technical requirements, as described in this section. The intent of these site plan zoning districts is to provide standards and requirements which:

- (1) Promote the efficient and sustainable use of land and infrastructure, with careful consideration of potential adverse impacts to onsite natural elements, surrounding impacted neighborhood(s), and cultural resources. ***The proposed use is compatible with the surrounding area. The subject property is zoned PD (REZ-23-69) and approved for residential multiple-family, retail sales (specialty goods, convenience goods, shoppers' goods) and marina use. Surrounding properties to the east and south are zoned IH with industrial and Federal uses, to the north of the subject property is Rattlesnake Channel with IG zoning, and PD zoning (REZ-22-23) to the west approved for residential multiple-family, residential single-family attached, retail sales (shoppers' goods) and restaurant use.***
- (2) Allow the integration of different land uses and densities in one (1) development that would not otherwise be provided for or allowed under general zoning districts established in this chapter, which encourage compatibility in overall site design and scale, both internal and external to the project site. ***The applicant is proposing 401 Units (North Phase: 325 Units; South Phase: 76 units), comprised of residential multiple-family, retail sales and marina on the North Phase and residential single-family attached on the South Phase. The current PD allows residential multiple-family on the North and South phases. The applicant through this PD rezoning proposes residential single-family attached on the south phase, which requires a new PD rezoning.***
- (3) Provide a procedure which can relate the type, design and layout of residential and nonresidential development to the particular site. ***The site is currently zoned PD (REZ-23-69) and was approved for residential multiple-family, retail sales (specialty goods, convenience goods, shoppers' goods) and marina use. The proposed PD provides for changes to the South Phase from the allowable use of residential multiple-family to residential single-family attached.***
- (4) Acknowledge changing needs, technologies, economics and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts under unified control as well as allowing flexibility in the redevelopment of older areas of the city. ***Not applicable.***
- (5) Encourage flexible land development which reduces transportation needs, conserves energy, and will maximize the preservation of natural resources, such as streams, lakes, floodplains, groundwater, wooded areas, uplands, and areas of unusual beauty or importance to the natural ecosystem; open space; greenspace; and, historical and archaeological sites. ***The project will meet landscape design standards. The project as proposed provides 61,957 square feet of greenspace, exceeding minimum requirements by 26,974 square feet. The proposed development also exceeds required VUA landscaping, providing 10,311 square feet, exceeding the minimum requirements by 1,928 square feet. Type 1 trees are also proposed along West Tyson Avenue and the use landscape buffer to the east.***
- (6) Promote and encourage development where appropriate in location, character, and compatibility with the surrounding impacted neighborhood(s), built environment, and existing geography. ***The property to the west is zoned PD (REZ-22-23) and approved for residential multi-family (625 units), residential single-family attached, retail sales (shoppers' goods) and restaurant use. Other surrounding properties include Federal and industrial uses. The subject property is already zoned PD (REZ-23-69) with the only proposed change limited to the South Phase from residential multiple-family to residential single-family attached. The request is compatible with the surrounding area.***

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- (7) Promote more desirable living and working environments than would be possible through the strict application of minimum requirements of other zoning districts. ***The proposed rezoning from PD (REZ-23-69) to PD would provide for a mix of 401 residential dwelling units (residential multiple-family and residential single-family attached), retail sales and marina uses.***
- (8) Promote architectural features and elements, which complement the surrounding community and enhance the overall quality of the development. ***The proposed uses on the site have a maximum building height of 60' (4 stories) for the residential multiple-family structures on the North Phase and 50' for the residential single-family attached structures on the South Phase. The property to the west has an approved PD (REZ-22-23) with a maximum height of 85'.***
- (9) Promote the retention and reuse of existing building stock. ***The North Phase of the PD is currently under construction for residential multiple-family dwelling units. Any existing structures on the South Phase will be removed.***

Submitted & Completed by:

Christopher DeManche  
Urban Planner II  
Development Coordination

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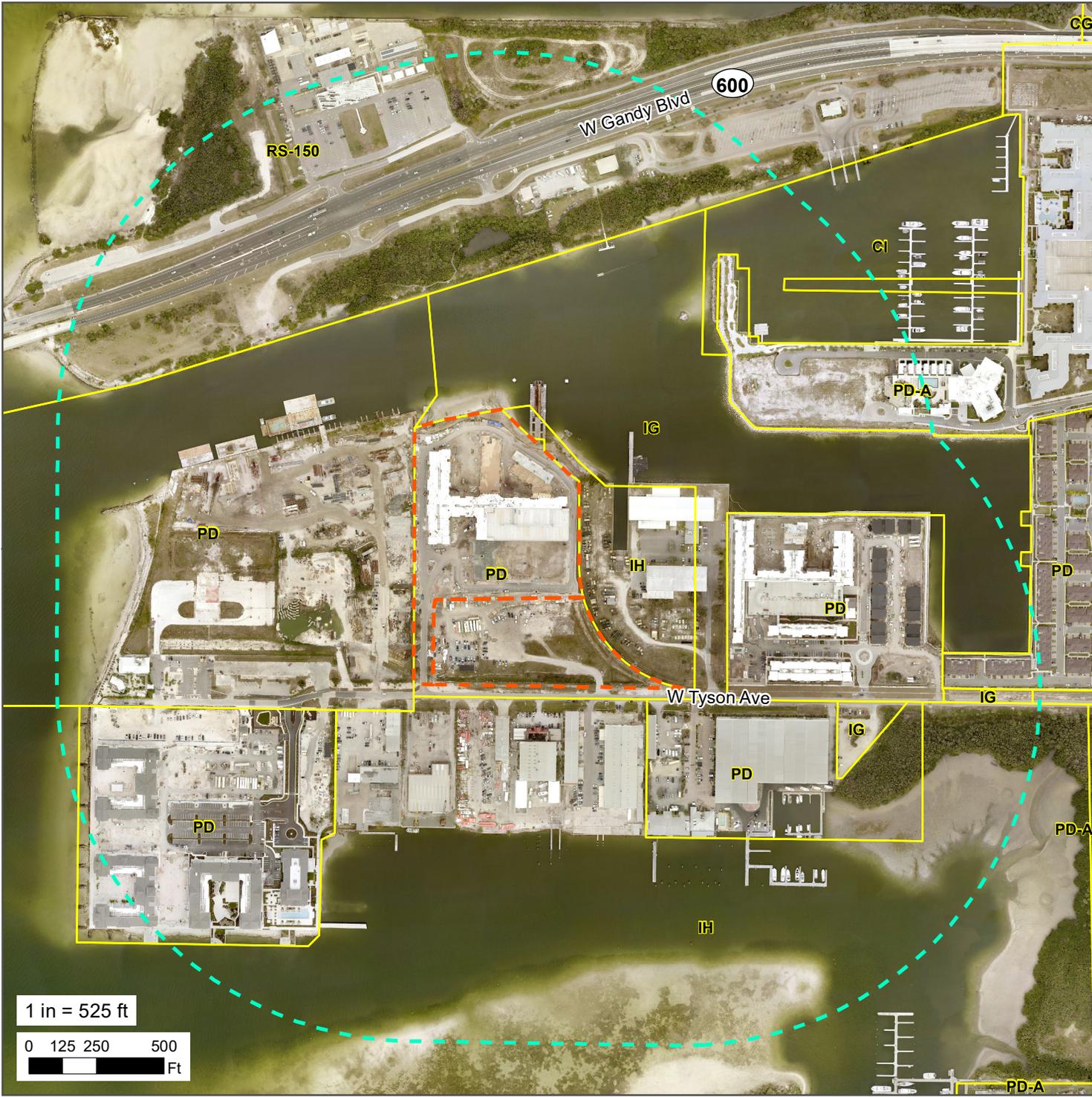
## Revision Sheet

### Development Coordination

- Update waiver request on Sheet 1 of the site plan as listed on page 1 of this staff report.
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- On Sheet 3, correct the PD Title by removing “Marina” from the retail sales uses listed within parentheses and listing as its own separate use. See requested zoning section on page 1 of the staff report for reference.

### Natural Resources

- Call out the tree type that bookends every building and the palm symbol as well. Type 2 and Type 1 are labeled, but label the other two symbols.
- Add the following note to the Landscape Plan General Notes: “A certified, stamped landscape plan from the Rezoning shall be included with the BLD submittal.”



# Request to Rezone

REZ-25-0000125  
5215 W Tyson Ave

PD to PD

 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 26, 2026



Jane Castor, Mayor



**Hillsborough County  
City-County  
Planning Commission**

<b>City of Tampa Rezoning</b>	
<b>Hearing Date:</b> February 9, 2026	<b>Petition: REZ 25-125</b>
<b>Report Prepared:</b> February 4, 2026	<b>5215 West Tyson Avenue</b>  <i>Located west of South West Shore Boulevard and south of Gandy Boulevard</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Community Mixed Use-35 (35 du/ga; 2.0 FAR)</b>
<b>Planning Area:</b>	South Tampa
<b>Zoning:</b>	Planned Development (PD) to PD for 76 single-family attached units
<b>Parcel Size (Approx.):</b>	5.04 ± acres (219,542 ± square feet)
<b>Street Functional Classification:</b>	West Tyson Avenue – <b>Local</b>
<b>Other Considerations:</b>	The site is within the Coastal High Hazard Area (CHHA)



**Context:**

The applicant proposes to rezone 5.04± acres from Planned Development (PD) to PD for 76 single-family attached units.

- The subject site is located within the South Tampa Planning District, specifically the Gandy/Sun Bay South neighborhood.
- The subject site is also located on Rattlesnake Point. This area has specific policy direction that is applicable to this site (*see LU Policies 8.11.1 thru 8.11.8*).
- The subject site is within the **Community Mixed Use-35 (CMU-35)** Future Land Use designation. The Community Mixed-Use-35 land-use category also provides for horizontal and vertical mixed-use development, single-use commercial and residential projects that include, retail, service, office, and residential uses. Projects may be determined either by density or floor area ratio (FAR). If FAR is applied to a residential project to determine a site's maximum density potential, development shall be compatible in character and scale with the surrounding residential built environment. Single-use multi-family residential projects within the South Tampa Planning District or New Tampa Planning District shall not use FAR to determine a site's density potential.
- Under the CMU-35 designation, the subject site can be considered for a maximum of 176 dwelling units (35 du/ga) or 439,084 square feet (2.0 FAR) of non-residential uses or residential as part of a mixed-use project. Development exceeding 151 dwelling units (30 du/ga) or 219,542 square feet (1.0 FAR) may need to enter into a Bonus Provision Agreement (BPA) approved by Tampa City Council.
- The surrounding area is currently in transition. Historically, Rattlesnake Point has been developed with industrial uses. Industrial uses remain to the south and east of the subject site. Multi-family residential uses are located to the east.
- Palma Ceia Lions Park is the closest public recreational facility located approximately 0.8 acres east of the subject site.
- The closest transit stop is located approximately 1.04 miles east of the subject site at South Manhattan Avenue and West Pearl Avenue. This stop is served by HART Flex Port Tampa.
- The subject site is within the Coastal High Hazard Area and the Coastal Planning Area, specifically Evacuation Zone A. 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 (*CM Policy 1.2.2*).

### **Compliance with the Comprehensive Plan:**

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

### **Goals, Objectives, and Policies of the Tampa Comprehensive Plan:**

#### ***Mixed-Use Centers and Corridors - Goals, Objectives, and Policies***

*LU Objective 6.1: The transformation of major corridors to include a broader mix of uses, both horizontal and vertical, that provides opportunities for medium and higher density housing, while also addressing local and citywide demand for retail and services.*

*LU Policy 6.1.2: Encourage through the redevelopment process, residential, mixed-use, retail, service commercial, and other pedestrian-oriented uses along mixed-use corridors to be oriented to the street by placing them toward the front of properties with entries and stoops fronting the street.*

*LU Policy 6.1.5: Encourage design and development along mixed-use corridors that promote the use of public transit, pedestrian and bicycle travel maximizing personal safety through development features such as:*

- *Buildings oriented to the street and transit services;*
- *Safe and convenient access for pedestrians between buildings and transit stops;*
- *Support the Greenways and Trail Master Plan when applicable; and*
- *Roads designed for automobile use, efficient transit service as well as pedestrian and bicycle travel.*

*LU Policy 6.1.9: Promote redevelopment patterns and streetscape improvements that transform the visual and physical character of these corridors by the following methods:*

- *Put buildings close to the sidewalk. This will create a consistent “street wall,” will allow through traffic to see shops, and will make it interesting for people to walk through the corridor;*
- *Introduce taller buildings consistent with the underlying plan category;*
- *Consider placing parking in the rear of the building;*
- *Direct traffic back to the major roads;*
- *Create an attractive front and rear facade and entry for pedestrians;*
- *Create pedestrian pathways between the uses in the corridor and the neighborhoods behind;*
- *Reduce visual clutter of signs through a consistent sign program;*
- *Remove utility poles and put utilities underground;*
- *Plant street trees and provide street furniture; and*
- *Always try to diversify the types of uses.*

*LU Policy 6.1.10: Promote densities, mixes of uses, and transportation improvements that support walking and use of public transportation.*

*LU Policy 6.1.13: Mixed-use Corridor Centers are defined as those segments of a mixed-use corridor represented by adopted mixed-use plan categories on the future land use map. That include:*

- *Suburban Mixed-use-3*
- *Suburban Mixed-use-6*
- *Neighborhood Mixed-use-16*
- *Neighborhood Mixed-use-24*

- *Neighborhood Mixed-use-35*
- *Community Mixed-use-35*
- *Community Commercial-35*
- *Urban Mixed-use -60*
- *Regional Mixed-use-100*

*Changes to these centers may be considered via a neighborhood planning process (through form based codes). Neighborhood planning processes to develop these changes must include citizen participation from the neighborhoods adjoining the mixed-use corridor.*

### **Rattlesnake Point**

*LU Objective 8.11: Encourage the transition of the Rattlesnake Point Waterfront Area from its current mix of heavy and light industrial uses to a mix of residential/commercial retail uses in a waterfront community in a manner that protects public health, safety and welfare. The Rattlesnake Point Waterfront Area is that area located west of Westshore Boulevard on Tyson Avenue.*

*LU Policy 8.11.1: Rezoning within the CMU-35 land use category shall be approved through the PD zoning process.*

*LU Policy 8.11.4: The City, when reviewing/ approving requests for rezonings pursuant to Policy 8.11.1 that propose collocation of existing and new uses in the same Planned Development site plan in the Rattlesnake Point Waterfront Area shall review the timing of the development's mitigation of transportation impacts and consideration of reasonable public access to the waterfront. Co-location of industrial uses shall be allowed during the transition of Rattlesnake Point pursuant to site plan rezonings.*

*LU Policy 8.11.5: Rezoning applications on property designated CMU-35 within the Rattlesnake Point Waterfront Area may be approved pursuant to Policy 8.11.1 and PD zoning conditions addressing (a) the mitigation of related impacts consistent with applicable law; and (b) the consideration of reasonable public access to the waterfront; (c) where proposed PD rezoning abut existing heavy industrial uses that are hazardous to public health and safety, demonstration through design and accepted practices that the occupants of the new use shall not be unduly at risk from such hazards; and (d) where the PD includes existing light industrial uses, indication of any planned phased transition of such uses within the PD as development progresses.*

*LU Policy 8.11.6: Notwithstanding the fact that the Rattlesnake Point Waterfront Area is located in a Transportation Concurrency Exception Area, any and all rezonings and/ or development agreements shall also address the mitigation of transportation impacts in a manner consistent with the comprehensive plan and all applicable land development regulations. Such mitigation will be separate from the payment of transportation impact fees, but shall be eligible for impact fee credit if and as provided for in City of Tampa Code of Ordinances. The City may allow transportation impacts to be mitigated by way of contribution to mass transit or other multi-modal solutions (such as bus or rapid transit stops, ferry or other means of transportation, for example) and other means if and as permitted by applicable law.*

*LU Policy 8.11.7: Residential development within the Rattlesnake Point Waterfront Area shall be required to mitigate its impact on hurricane shelter space.*

## **Land Development Regulations**

*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**

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

*LU Policy 9.2.6: Encourage single family attached and multi-family developments to be designed to include orientation of the front door to a neighborhood sidewalk and street.*

## **Multifamily Residential Areas**

*LU Objective 9.6: Increase the diversity and improve the sustainability of multi-family residential areas.*

*LU Policy 9.6.1: Encourage the development and retention of a diversity of multifamily housing types to meet the needs of Tampa's present and future populations.*

## **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.*

## **Provide Multimodal Options**

*MBY Objective 1.1: Invest in safe, convenient, and comfortable mobility options.*

*MBY Policy 1.1.4: Encourage new development or redevelopment to include sidewalks on both sides of all roads wherever feasible.*

*MBY Objective 1.5: Preserve, strengthen, and explore opportunities to reconnect the grid and provide connections for all modes to alleviate pressure on existing roadways and build a network of complete streets.*

*MBY Policy 1.5.5: Direct connections between destinations, especially for adjacent parcels, to create walking and bicycling connections between neighborhoods. Potential conflicts between pedestrians and motor vehicles should be minimized.*

*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.*

### **Coastal High Hazard Area**

*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 approval through this Planned Development (PD) to allow for 76 single-family attached units. The site currently has an approved PD under REZ 23-69, which includes both the north and south phase of the overall project. This PD applies only to the south phase, which is approved for 76 multi-family units, to change the unit type to single-family attached. The north phase will remain as approved under REZ 23-69.

The subject site is within the Community Mixed Use-35 Future Land Use designation, a Mixed Use Corridor per LU Policy 6.1.13. The south phase is proposing 76 dwelling units which is below the maximum density that can be considered under the Community Mixed Use-35 Future Land Use designation and, therefore, a bonus provision agreement is not required (*LU Policy 8.15.1*). All proposed uses are consistent with the underlying Future Land Use (*LU Policy 8.15.2*).

The subject site is within the Rattlesnake Point Waterfront Area, which over the years, has been transitioning from a heavy industrial working waterfront to a mixture of industrial, residential, and commercial uses. Specific policy guidance in the Comprehensive Plan provides for items that must be addressed through a PD rezoning on property designated CMU-35 within the Rattlesnake Point Waterfront Area (*LU Policy 8.11.1*). The provided site plan furthers a number of these policies. The applicant is proposing a PD and not proposing or expanding industrial uses on the Rattlesnake Point Peninsula, which is consistent with LU Policies 8.11.1 thru 8.11.3. The PD has previously approved General Note #3 regarding public access adjacent to the waterfront and Transportation Note #3 stating that prior to the issuance of the first building permit a mitigation payment will be paid to the Transportation Division for improvements in the Interday District Area, consistent with Comprehensive Plan policies that guide development within the Rattlesnake Point Peninsula (*LU Policies 8.11.4, 8.11.5, 8.11.6*).

Typically, within mixed-use districts, main entrances of single-family attached are to be oriented toward the adjacent public right-of-way (*LU Policies 6.1.2, 6.1.5, 6.1.9, 6.1.10, 9.2.6*). The proposed site plan addresses the mixed-use corridor policies by providing internal pedestrian connections from the buildings to a sidewalk along the waterfront and along West Tyson Avenue. Units in buildings 6, 7, 8, 9, 10, 11, 12, 13, and 14 face an internal courtyard while units in buildings 1, 2, 3, 4, 5, 15, 16, 17, 18, and 19 face an internal sidewalk with minimal pedestrian conflicts. Planning Commission staff finds that the pedestrian

connections meet the intent of the Comprehensive Plan and provide an overall pedestrian-friendly design (*MBY Policies 1.1.4, 1.5.5, 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 encourages new housing on vacant and underutilized land to ensure that an adequate supply of housing is available to meet the needs of Tampa's present and future populations. The request will encourage residential development on an underutilized lot and contribute housing in the Gandy/Sun Bay South neighborhood (*LU Policies 9.6.1; HSG Policy 1.3.4*).

The subject site is within the Coastal High Hazard Area and Evacuation Zone A. 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 continue to coordinate any hurricane mitigation payments with Hillsborough County and the City of Tampa at the time of permitting (*CM Policy 1.2.2*). The rezoning addresses LU Policy 8.11.7 by providing General Note #8 stating that prior to the issuance of building permits, the developer shall be required to mitigate its impact on shelter space as provided in Section 27-282.19 and shall make any applicable payments to the Hillsborough County School Board.

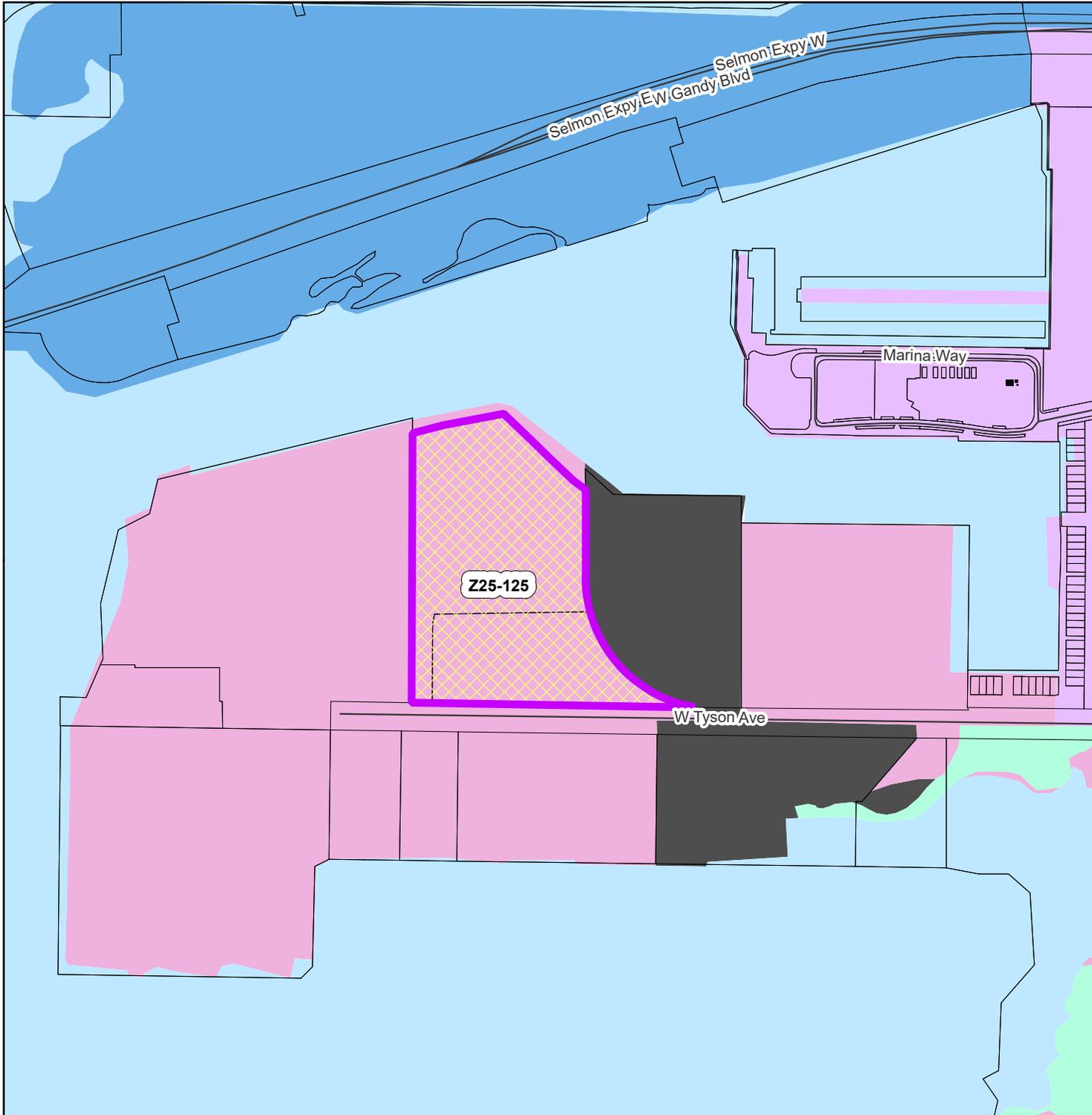
In conclusion, the proposed development is consistent with the intensity anticipated under the Community Mixed Use-35 Future Land Use category and is compatible with the surrounding development pattern. The rezoning addresses policies in the Comprehensive Plan concerning development on Rattlesnake Point.

**Recommendation:**

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

# CITY OF TAMPA

**Future Land Use**  
**Z25-125**  
**5301 & 5215 W. Tyson Ave.**  
**From: PD (Planned Development)**  
**To: PD (Planned Development)**



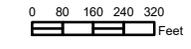
### Legend

- Rezoning**
- Yellow: <all other values>
- STATUS**
- Green: APPROVED
  - Orange: CONTINUED
  - Red: DENIED
  - Blue: WITHDRAWN
  - Purple: PENDING
- Blue circle: Tampa Service Area
  - Dark blue square: Urban Service Area
  - Black line: Shoreline
  - Blue line: County Boundary
  - Dark blue line: Jurisdiction Boundary
  - Black line: Roads
  - White square: Parcels
  - Light blue square: wam.NATURAL Bay\_Poly
  - Light green square: RURAL ESTATE-10 (.25 FAR)
  - Yellow square: RESIDENTIAL-3 (.35 FAR)
  - Light yellow square: RESIDENTIAL-6
  - Orange square: RESIDENTIAL-10 (.35 FAR)
  - Brown square: RESIDENTIAL-20 (.50 FAR)
  - Dark brown square: RESIDENTIAL-35 (.60 FAR)
  - Dark brown square: RESIDENTIAL-50 (1.0 FAR)
  - Dark brown square: RESIDENTIAL-83 (.65 FAR)
  - Pink square: SUBURBAN MIXED USE-3 (.25 FAR)
  - Pink square: SUBURBAN MIXED USE-6 (.50 FAR)
  - Light brown square: NEIGHBORHOOD MIXED USE-16 (.50 FAR NONRESIDENTIAL USES, .75 FAR VERTICAL MIXED-USE OR RESIDENTIAL ONLY)
  - Light brown square: NEIGHBORHOOD MIXED USE-24 (.75 FAR NONRESIDENTIAL USES, 1.0 FAR VERTICAL MIXED-USE OR RESIDENTIAL ONLY)
  - Light brown square: NEIGHBORHOOD MIXED USE-35 (1.0 FAR NONRESIDENTIAL USES, 1.5 FAR VERTICAL MIXED-USE OR RESIDENTIAL ONLY)
  - Light brown square: GENERAL MIXED USE-24 (1.5 FAR)
  - Light purple square: URBAN MIXED USE-60 (3.25 FAR)
  - Light purple square: COMMUNITY MIXED USE-35 (2.0 FAR)
  - Light purple square: TRANSITIONAL USE-24 (1.5 FAR)
  - Light purple square: REGIONAL MIXED USE-100 (3.5 FAR)
  - Light purple square: MUNICIPAL AIRPORT COMPATIBILITY
  - Red square: COMMUNITY COMMERCIAL-35 (2.0 FAR)
  - Red square: LIGHT INDUSTRIAL (1.5 FAR)
  - Red square: HEAVY INDUSTRIAL (1.5 FAR)
  - Green square: RECREATIONAL/OPEN SPACE
  - Blue square: PUBLIC/SEMI-PUBLIC
  - Light green square: MAJOR ENVIRONMENTALLY SENSITIVE AREAS
  - Dark red square: CENTRAL BUSINESS DISTRICT
  - Blue square: MAC DILL AIR FORCE BASE
  - Light blue square: WATER
  - Black line: RIGHT OF WAY
  - White square: 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.

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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

