



REZONING STAFF REPORT REZ-25-0000112

PROPERTY ADDRESS: 2907 West Euclid Avenue
APPLICANT: Jeffrey W. Jones
PROPERTY OWNER: Jeffrey W. Jones
AUTHORIZED AGENT: Aileen Rosario
RELATED APPLICATIONS: None
PRIOR APPLICATIONS: None
FUTURE LAND USE: R-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: 03/12/2026 (Continued from 11/13/2025)
DATE OF REPORT: 03/05/2026
DATE OF SITE PLAN: Not Applicable



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

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

FINDINGS:

The Development Review and Compliance staff has reviewed the application and finds the request **INCONSISTENT** with the City of Tampa Code of Ordinances. See analysis from Development Coordination in report below relating to development pattern in the immediate area.

LOCATION MAP:



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PROJECT INFORMATION:

Lot Area (SF/Acreage)	11,000 SF (0.25 Acres)
Lot Width	100'
Lot Depth	110'
Maximum Building Height	35'
Existing Use of Property	Single-Family Detached Unit

SURROUNDING USE INFORMATION*:

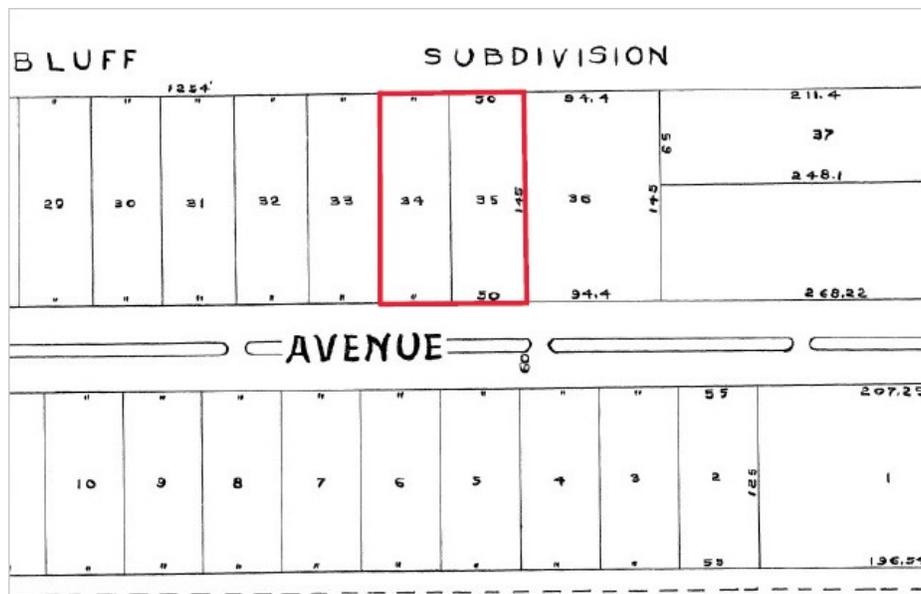
LOCATION	ZONING	CURRENT USE
North	RS-60	Residential, Single-Family, Detached
South	RS-60 and RS-50	Residential, Single-Family, Detached
West	RS-60	Residential, Single-Family, Detached
East	RS-60	Residential, Single-Family, Detached

*RS-Residential, Single-Family

SUMMARY OF REQUEST:

The subject property is located on the northeast corner of the intersection of West Euclid Avenue and South Waverly Court. This parcel is developed with a single-family detached unit with 100' of street frontage on West Euclid Avenue and 110' of street frontage on South Waverly Court. 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. There is one parcel located south of the subject site across West Euclid Avenue that was rezoned to RS-50 in 2021 (File # REZ-20-41; Ord. 2021-46).

The subject property is a part of the Bella Vista Subdivision, Lots 34 and 35. The subject block was platted in 1916 with 39 lots with frontage ranging in width from 50' to 125'. See the subject site identified below in red.



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	<i>Min lot size</i>	<i>Min lot width</i>	<i>Min front setback</i>	<i>Min side setback</i>	<i>Min rear setback</i>	<i>Min corner setback</i>	<i>Max FAR*</i>	<i>Max Building Height</i>
RS-50	5,000 SF	50'	20'	7'	20'	7'	-	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 property has a future land use designation of Residential-10 (R-10). The R-10 future land use 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 dwelling units would be allowed on the subject site, if all other land development regulations are met.
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 property is a part of the Bella Vista Subdivision, Lots 34 and 35, which was originally platted in 1916. The area of analysis included 224 parcels, 119 parcels or 53% have been developed with a width of 60' or greater, and 105 parcels or 47% have been developed with a width of 59.99' or less. The subject block face on the north side of West Euclid Avenue between South Waverly Court and Bayshore Boulevard contains four (4) parcels (including the subject site), with widths ranging from 60' to over 100'. Excluding the subject site, three (3) or 100% of the parcels on the subject block have a width of 60' or greater, with one (1) measuring 60' to 64.99' in width, one (1) measuring 75' to 79.99' in width, and one (1) measuring 80' to 99.99' in width.

The subject block face located on the east side of South Waverly Court between West Euclid Avenue and West Waverly Avenue contains two (2) parcels (not including the subject site) with one (1) lot having a width ranging from 0' to 34.99' and one lot having a width ranging from 70' to 74.99'. A total of one (1) or 50% of the parcels have a width of 60' or greater, and one (1) or 50% of the parcels have a width of 59.99' or less.

The block face on the south side of West Euclid Avenue located between South MacDill Avenue and Bayshore Boulevard contains ten (10) lots with widths ranging from 60' to over 100'. All ten (10) or 100% of the parcels have a width of 60' or greater. The block face on the north side of West Euclid Avenue located between South

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MacDill Avenue and South Waverly Court contains seven (7) lots with widths ranging from 75' to over 100'. All seven (7) or 100% of the parcels have a width of 60' or greater, with one (1) measuring 75' to 79.99' in width, three (3) measuring 80' to 99.9' in width, and three (3) measuring over 100' in width.

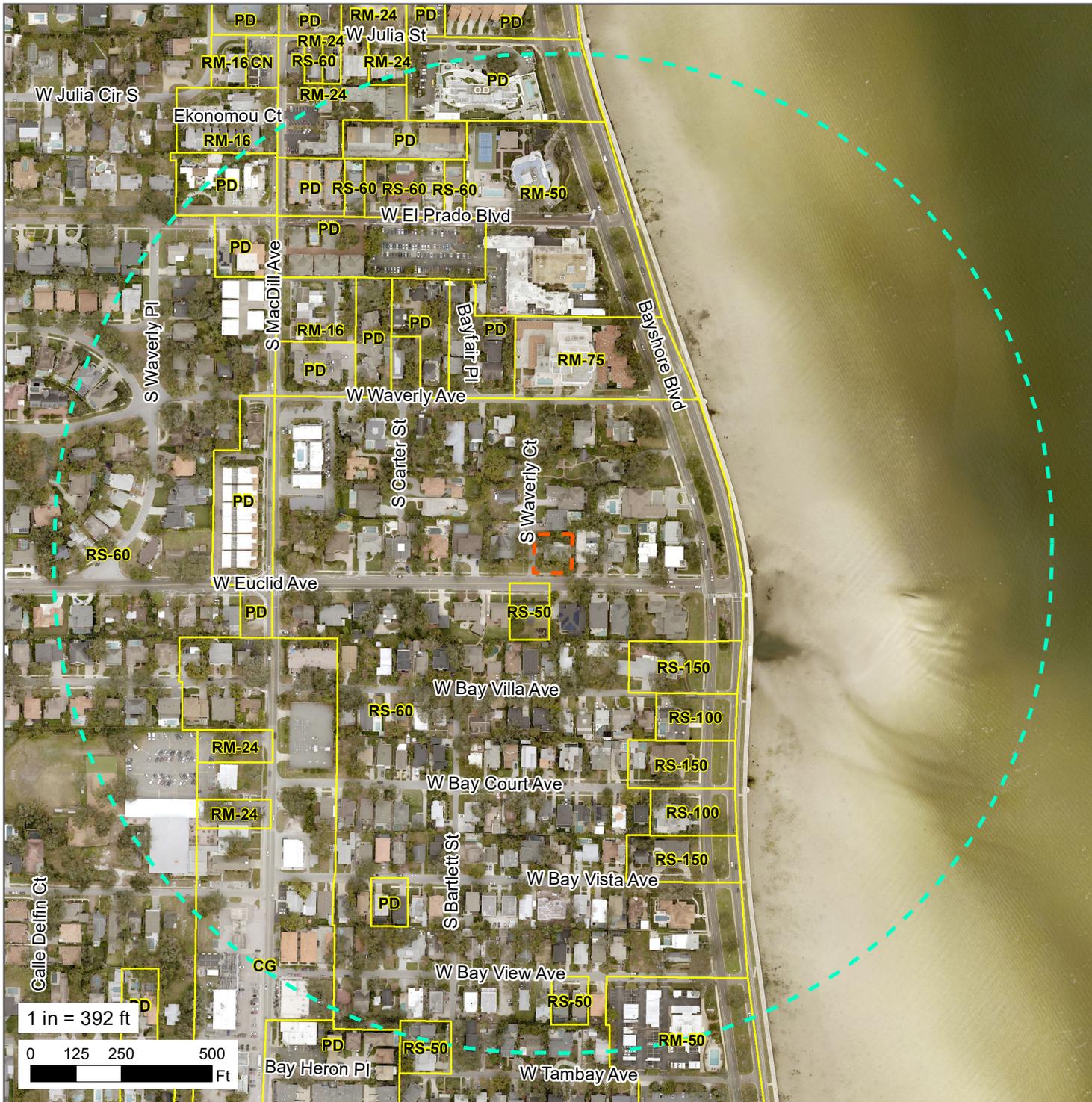
The block face located on the west side of South Waverly Court between West Euclid Avenue and West Waverly Avenue contains three (3) parcels with widths ranging from 100' or greater. A total of three (3) or 100% of the parcels have a width of 100' or greater.

Staff have identified in the overall study area that 53% of the parcels have been developed with a width of 60' or greater and 47% 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 finds the proposed request to be inconsistent with the existing development pattern of the overall study area.

GENERAL REQUIREMENTS OF CODE/STAFF FINDINGS:

Development Coordination Staff analysis in the report above.	Inconsistent
Natural Resources	Consistent
Transportation	Consistent
Hillsborough County City/County Planning	Consistent
Solid Waste	Consistent
Stormwater	Consistent
Wastewater	Consistent
Water	Consistent
Tampa Fire Rescue	Consistent

Submitted & Completed by:
Christopher DeManche
Urban Planner II
Development Coordination



Request to Rezone

REZ-25-0000112
2907 West Euclid 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

October 10, 2025



Jane Castor, Mayor

NORTH



Existing Lot Pattern For Rezoning File # REZ-25-112

2907 West Euclid Ave

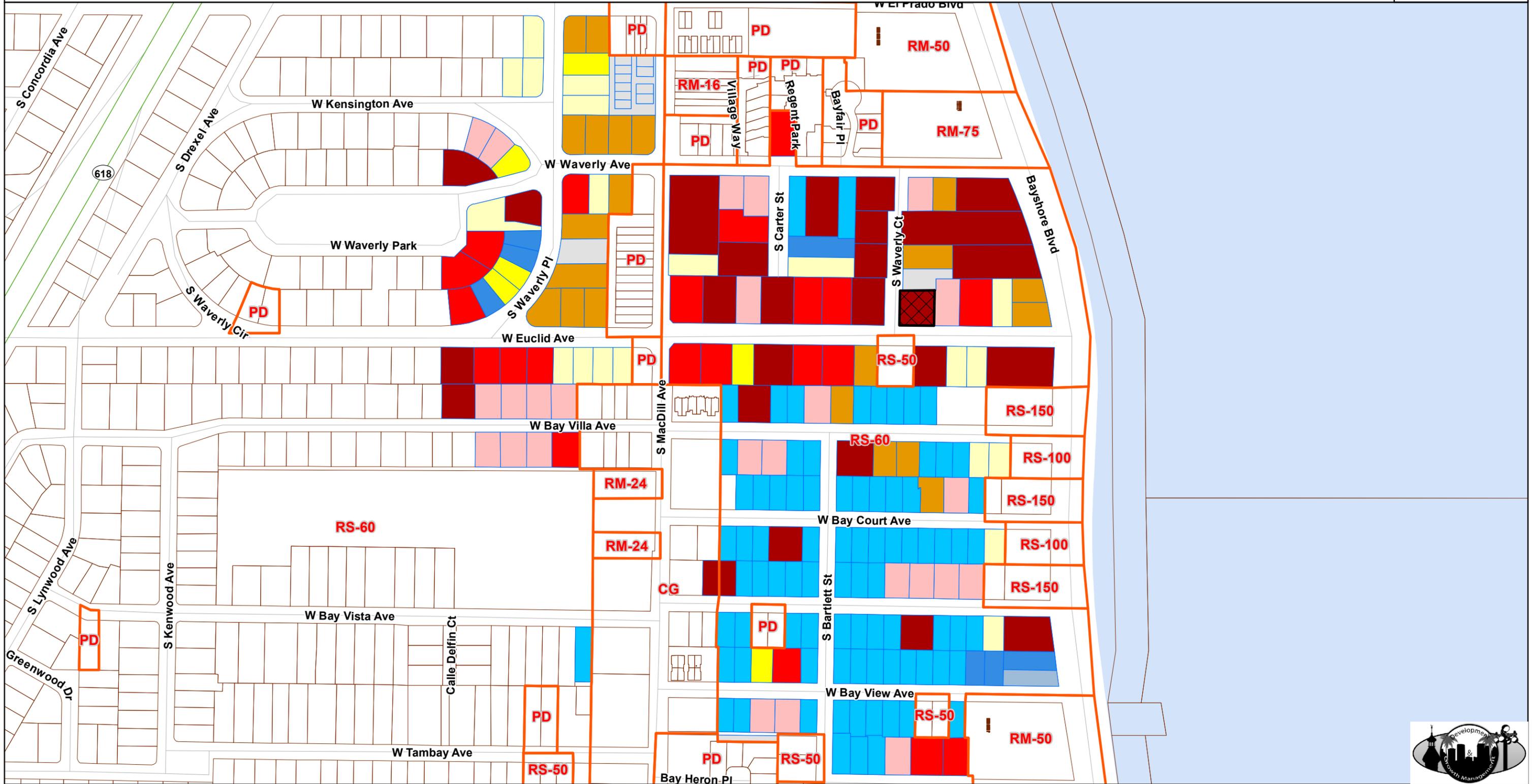
October 31, 2025
Jane Castor, Mayor
RS-60 to RS-50

Parcel Counts by Lot Width

0 - 34 (14)	45 - 49 (1)	60 - 64 (20)	75 - 79 (25)
35 - 39 (0)	50 - 54 (83)	65 - 69 (6)	80 - 99 (21)
40 - 44 (0)	55 - 59 (7)	70 - 74 (21)	100 + (26)

Total number of parcels: 224

Zoning



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





**Hillsborough County
City-County
Planning Commission**

City of Tampa Rezoning	
Hearing Date: November 13, 2025	Petition: REZ 25-112
Report Prepared: October 20, 2025	2907 West Euclid Avenue <i>Located approximately 200 feet east of the corner of South Waverly Court and West Euclid 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.):	11,000± square feet (0.25± acres)
Street Functional Classification:	West Euclid Avenue – Collector



Context:

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

- The 0.25± 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 two residential dwelling units (10 du/ga) or 3,850 square feet of non-residential uses subject to locational criteria outlined in the Comprehensive Plan.
- The portion of West Euclid Avenue, between South Waverly Court and Bayshore Boulevard, is primarily developed with single-family detached dwelling units. The surrounding area contains a mixture of uses, with primarily single-family and few multi-family dwellings as well as scattered light industrial uses to the east. East of the subject site along South MacDill Avenue are parcels designated Residential-20 (R-20).
- Corona Park is the closest public recreational facility located approximately 0.9 miles east of the subject site.
- The subject site is within proximity to transit, with the nearest connection 0.2 miles to the east on the corner of West Euclid Avenue and South Waverly Place. This stop is serviced by HART Route #14 providing connections to Britton Plaza and Yukon Transfer Center.
- The subject site is within the Coastal Planning Area, specifically Evacuation Zone A. 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

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.

Infrastructure – Goals, Objectives, and Policies

INF Objective 1.1: Continue to coordinate the orderly provision of public facilities with public and private development activities in a manner that is compatible with the fiscal resources of the City through the continued implementation of the Concurrency Management System.

INF Policy 1.1.18: Promote a residential development pattern consistent with the compact city form strategy, with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.

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 9.2.1: 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.*

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.

Mobility Section

MBY Objective 3.1: Encourage smart growth through downtown revitalization, urban redevelopment, and infill development in a manner that supports Tampa's vision and an enhanced multimodal transportation system through a context sensitive approach.

MBY Policy 3.1.1: Promote a residential development pattern consistent with the compact city form strategy, with increased availability of housing at densities that promote non-motorized modes and transit use near employment concentrations, residential services, and amenities.

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 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 2.1.1, 2.1.2, 8.15.1*).

The subject site is situated northwest of the corner of West Euclid Avenue and South Waverly Court and is surrounded by single-family detached uses along both sides of West Euclid Avenue with some light commercial uses south of the intersection of West Euclid Avenue and South MacDill Avenue. This portion of West Euclid Avenue between Bayshore Boulevard and Waverly Court, excluding the subject site, is developed at an existing density of 4.6 dwelling units per acre (based on 9 sample sites), approximately 46% of the density anticipated under the Residential-10 designation. The proposed rezoning is consistent with other single-family detached zoning districts in the area and is comparable to the existing development pattern in the neighborhood. Planning Commission staff have found that the proposed rezoning would allow for a development pattern envisioned by the Comprehensive Plan, the request will not significantly alter the character of the neighborhood due to the presence of existing single-family homes in the surrounding neighborhood and the compatibility with the proposed density of the request. Additionally, that the requested rezone aligns well with the character of this section of West Euclid Avenue, ensuring compatibility with the surrounding area (*LU Policies 1.2.3, 8.15.1, 9.2.1, 9.3.8, 9.5.1, 9.5.2, 9.5.4*).

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 (*LU Policies 2.1.1, MBY Policy 3.1.1, INF Policy 1.1.18*). The proposed rezoning supports these policies while encouraging new housing on underutilized land as the subject site currently only supports one single-family home.

The subject site is within the Coastal Planning Area in 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 (*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.

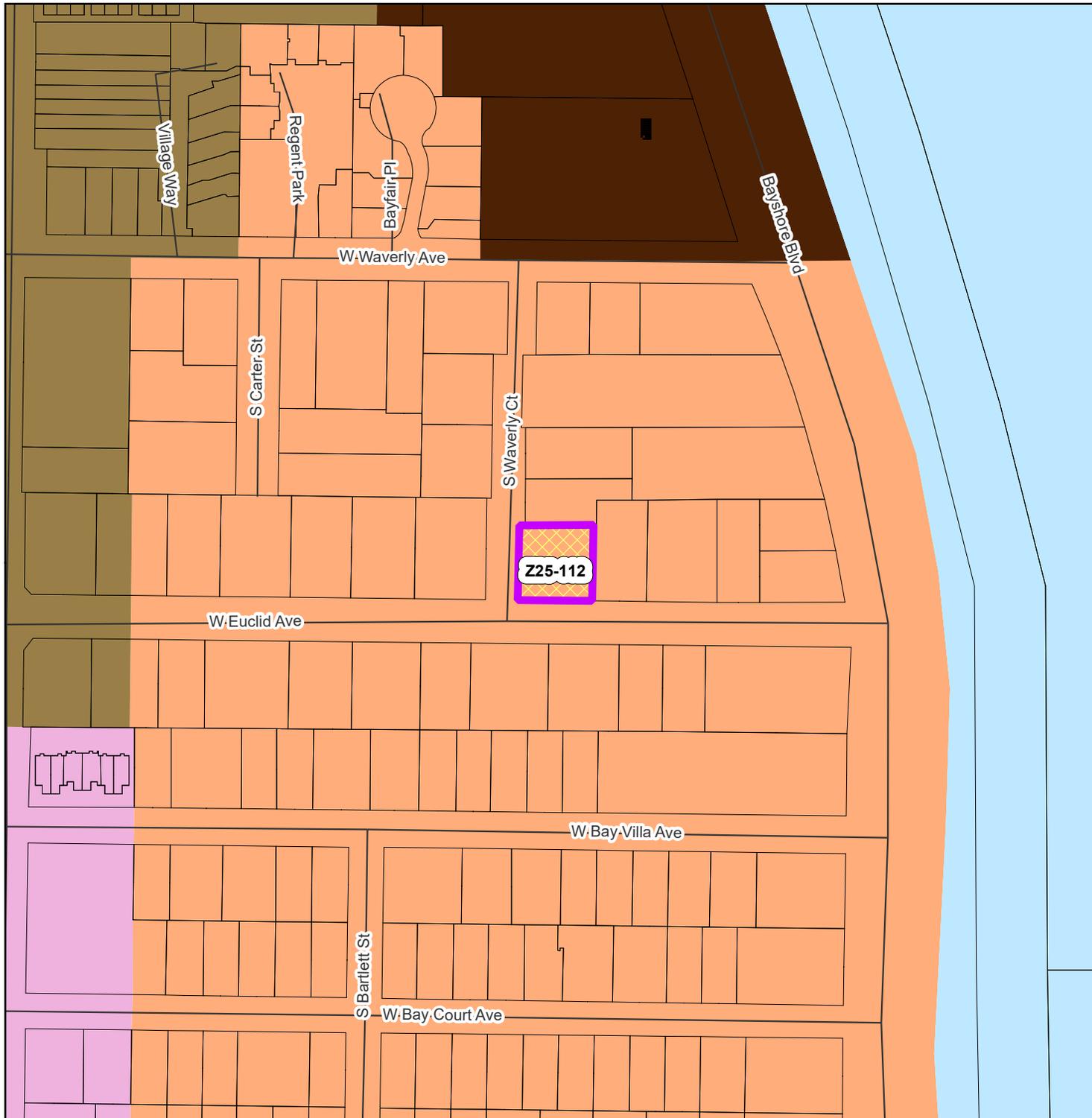
Recommendation:

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
Z25-112

2907 W. Euclid 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

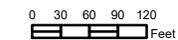
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- WATER

- wam.WATER.MajorRivers_Line
- wam.NATURAL.Bay_Poly
- wam.NATURAL.LULC_Wet_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.

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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: 10/14/2025

Author: Jerid McAdoo

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