



# APPROVED REZ-23-69 NOTES (NO CHANGE)

## GENERAL NOTES

- DEVELOPMENT TO COMPLY WITH ALL APPLICABLE PROVISIONS OF CITY OF TAMPA CODE OF ORDINANCES, INCLUDING BUT NOT LIMITED TO CHAPTERS 5, 17.5, 21, 22, 26, AND 27 INCLUDING ALL SUPPLEMENTAL REGULATIONS AND TECHNICAL STANDARDS UNLESS OTHERWISE WAIVED HEREIN.
- THIS SITE LIES IN FLOOD ZONE "AE" PER FLOOD INSURANCE MAP PANEL #12057C0343J EFFECTIVE DATE OCTOBER 7, 2021.
- THERE ARE 0.23 ACRES OF WETLANDS AND NO CONSERVATION AREAS.
- PROPOSED SIGN LOCATIONS ARE CONCEPTUAL. APPROVAL OF THIS ORDINANCE DOES NOT PRECLUDE OTHER SIGNS ON THE SUBJECT PROPERTY WHICH ARE PERMITTED PURSUANT TO CHAPTER 27-289.
- THIS DEVELOPMENT CONSISTS OF TWO PHASES, THE NORTH PHASE AND THE SOUTH PHASE. EITHER PHASE MAY BE PERMITTED, CONSTRUCTED, AND/OR COMPLETED INDEPENDENT OF THE OTHER PHASE.
- ALL UTILITY WORK PERFORMED WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERMITTED THROUGH THE MOBILITY DEPARTMENT.
- ALL PROPOSED AND EXISTING ADDRESSES SHALL BE ASSIGNED THROUGH THE CITY OF TAMPA AND SHALL COMPLY WITH ALL CITY OF TAMPA STREETS AND ADDRESSING GUIDELINES ALONG WITH HILLSBOROUGH COUNTY 9-1-1 AND USPS STANDARDS. ALL ADDRESSES SHALL BE POSTED IN COMPLIANCE WITH CITY CODE CHAPTER 5-116 AND 19-239.
- PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR EACH PHASE, DEVELOPER SHALL BE REQUIRED TO MITIGATE ITS IMPACT ON SHELTER SPACE AS PROVIDED IN SECTION 27-282.19 FOR THAT PHASE AND IF THERE IS NOT ADEQUATE SHELTER SPACE SHALL MAKE ANY APPLICABLE PAYMENTS TO THE HILLSBOROUGH COUNTY SCHOOL BOARD FOR THAT PHASE.
- THE NORTH PHASE PROPOSES A PUBLIC-ORIENTED WATERFRONT SPACE FOR USE BY RESIDENTS AND THE PUBLIC, TO INCLUDE GREEN SPACE, RETAIL SALES/SIDEWALK CAFE AND USE OF THE EXISTING DOCK FOR TRANSIENT BOAT SLIPS. SIGN(S) AT NORTH PHASE ENTRANCE SHALL IDENTIFY THE PUBLIC WATERFRONT AREA AND RETAIL USES.
- DEVELOPER TO COORDINATE WITH HART AS APPLICABLE DURING DESIGN AND PERMITTING PROCESS IN REGARDS TO THE DESIGN, LOCATION, TIME OF INSTALLATION AND NECESSITY OF ANY PROPOSED TRANSIT STOPS.
- TO ENSURE A FUTURE CONNECTION OF THE PEDESTRIAN PATH ALONG THE WATERFRONT TO THE PROPERTIES ABUTTING TO THE EAST AND WEST OF THE DEVELOPMENT, THE NORTH PHASE DEVELOPER SHALL PROVIDE, WHERE FEASIBLE, CONNECTION POINTS TO ADJACENT PROPERTIES, WITH REVIEW AND APPROVAL OF CITY.
- IF A TREE IS TO BE PRESERVED AND THE PROTECTIVE RADIUS CANNOT BE PROVIDED WHERE THE SIDEWALK INTERSECTS THE PROTECTIVE RADIUS, A PERMEABLE MATERIAL SHALL BE USED FOR THE SIDEWALK SUCH AS FLEXI-PAVE, PERMATRAK, OR PERVIOUS CONCRETE WITH FIBER MESH, INSTALLED ON GRADE WITH MINIMAL ROOT DISRUPTION, INSTALLED NO CLOSER THAN 6 FEET FROM TRUNK, NO ROOTS OVER 2" IN DIAMETER CAN BE SEVERED. ROOTS UNDER 2 INCHES SHALL BE SEVERED CLEANLY.
- THE PROJECT PROPOSES A PUBLIC-ORIENTED WATERFRONT SPACE FOR USE BY RESIDENTS AND THE PUBLIC, TO INCLUDE GREEN SPACE AND BOAT SLIPS UTILIZING THE EXISTING BOAT DOCKS. THE BOAT DOCKS WILL NOT BE OPERATED AS A COMMERCIAL MARINA. DEVELOPER WILL HAVE GATED ACCESS TO THE PUBLIC BOARDWALK TO ENSURE SAFETY AFTER DARK. THE PUBLIC BOARDWALK WILL OPEN FROM SUNRISE TO SUNSET DAILY.
- THE DRIVE AISLE WRAPPING THE NORTH PORTION OF THE PROPERTY WILL BE CONSTRUCTED TO MEET FIRE DEPARTMENT STANDARDS AT THE TIME OF PERMITTING.
- THE DEVELOPMENT ENTITLEMENTS APPROVED HEREIN ARE EXPRESSLY ALLOCATED TO THE PHASE LINE AS IDENTIFIED ON THE SITE PLAN AND NOTED IN THE SITE DATA TABLE. THE ABILITY TO REALLOCATE, TRANSFER OR ASSIGN SUCH DEVELOPMENT ENTITLEMENTS BETWEEN PARCELS IS EXPRESSLY PROHIBITED.
- DEVELOPMENT ENTITLEMENTS PERMITTED BY THIS SITE PLAN ARE SPECIFICALLY ALLOCATED TO EITHER THE NORTH PHASE AREA OR THE SOUTH PHASE AREA AS NOTED ON THE SITE PLAN. THE NORTH PHASE IS PERMITTED TO DEVELOP UP TO 325 DWELLING UNITS, 5000 SQUARE FEET OF RETAIL SALES, AND 25 MARINA SLIPS. THE SOUTH PHASE IS PERMITTED TO DEVELOP UP TO 76 DWELLING UNITS.
- THE OWNER OF EACH PARCEL INCLUDED WITHIN THE BOUNDARIES OF THE CERTIFIED SITE PLAN, SHALL TOGETHER RECORD A UNIFIED SITE PLAN DECLARATION, AS APPROVED BY THE CITY IN ADVANCE OF ISSUANCE OF THE FIRST BUILDING PERMIT. THE DECLARATION SHALL ENSURE THAT THE PARCELS INCLUDED WITHIN THE BOUNDARIES OF THE CERTIFIED SITE PLAN SHALL BE CONSIDERED AS A SINGLE ZONING LOT FOR THE PURPOSES OF DEVELOPMENT, THAT SUCH DECLARATION SHALL CONSTITUTE A COVENANT TO RUN WITH THE LAND AND THAT ANY PORTION THEREOF SOLD, ASSIGNED, TRANSFERRED, CONVEYED, OR DEVEISED SHALL BE BOUND BY THE TERMS OF THE DECLARATION.
- CITY COUNCIL RETAINS EXCLUSIVE AUTHORITY TO AMEND OR MODIFY THE NUMBER OF DWELLING UNITS AND/OR THE FAR SET FORTH HEREIN. ACCORDINGLY, ADMINISTRATIVE PROCEDURES WHICH WOULD OTHERWISE ALLOW CONSIDERATION OF AN AMENDMENT OF MODIFICATION TO THE DENSITY AND/OR THE INTENSITY SET FORTH IN THE APPROVED/CERTIFIED SITE DEVELOPMENT PLAN, INCLUDING BUT NOT LIMITED TO SUBSECTION 27-138(7)A, AS MAY BE AMENDED, SHALL NOT APPLY. THE RESTRICTION DOES NOT APPLY TO AMENDMENTS OR MODIFICATIONS ALLOWED FOR CONSIDERATION PURSUANT TO SUBSECTION 27-138(7)B-M, AS SAME MAY BE AMENDED.

## WAIVERS

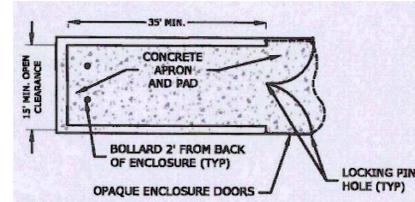
- SECTION 27-284.3.1 - TO REDUCE THE MINIMUM TREE RETENTION REQUIREMENT FROM 50% TO 27%

## NATURAL RESOURCES NOTES

- 27-286 - NO IMPROVEMENTS SHALL BE MADE TO THE WETLAND BUFFER OR THE WETLAND EXCEPT FOR THOSE THAT HAVE BEEN APPROVED BY THE APPROPRIATE REGULATORY AGENCY.
- ENHANCEMENTS TO THE WETLAND BUFFER SHALL REQUIRE A LANDSCAPING PLAN AT THE TIME OF BLD PERMITTING WITH SPECIES AND SIZE OF PLANTS PROPOSED. SPECIES SHOULD MATCH THE EXISTING HABITAT TYPE OR WHAT IS PROPOSED SHOULD BE SUITABLE NATIVE VEGETATION FOR THE SITE AND ITS CONDITIONS. MANGROVES CANNOT BE REMOVED WITHOUT HAVING PROPER DOCUMENTATION AND APPROVAL.
- ALL PRUNING WORK SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AND A CERTIFIED ARBORIST MUST BE ON-SITE.
- COT TREE AND LANDSCAPE TECHNICAL MANUAL: IN LOCATIONS WHERE THE PROTECTIVE RADIUS CONFLICTS WITH THE PROPOSED CONSTRUCTION, ALTERNATE CONSTRUCTION METHODS SHALL BE IMPLEMENTED WHICH MAY INCLUDE PIER AND LINTEL FOUNDATION, CONTINUOUS FOOTERS, SUSPENDED FLOORS, ALTERNATIVE PAVING MATERIALS FOR ROAD/SIDEWALK/DRIVEWAY LIKE PERMEABLE SURFACES, WANE SYSTEMS, OR RE-ROUTING OF SIDEWALK/IMPERVIOUS SURFACE TO BE ADJUSTED AWAY FROM STRUCTURAL ROOTS. FLEXI-PAVE OR SIMILAR SURFACE TO BE PLACED NO CLOSER 6' FROM TRUNK OF TREE AND TO BE PLACED ON GRADE.
- PER 27-284.1.1 & TECHNICAL MANUAL A.2 TREE/PROTECTION. TREE PROTECTION REQUIRED FOR GRAND TREES (32"+) (20' FROM EDGE OF TRUNK TO CLOSEST EDGE OF IMPROVEMENT. SPECIMEN TREES (24"-31") (15' FROM EDGE OF TRUNK TO CLOSEST EDGE OF IMPROVEMENT; AND PROTECTED TREES (23" AND LESS)) (10' FROM EDGE OF TRUNK TO CLOSEST EDGE OF IMPROVEMENT); 3' PROTECTIVE RADIUS FOR PALMS.

## TRASH COMPACTOR

- THE SITE SHALL COMPLY WITH CHAPTER 26 - SOLID WASTE; CHAPTER 27, SECTION 27-288 - SOLID WASTE.
- THE SCREENING ENCLOSURE SHALL BE A MINIMUM OF 6' HEIGHT AND MADE COMPATIBLE WITH THE MATERIALS ON THE FRONT OF THE BUILDING WALL OF THE MAIN BUILDING. THE MINIMUM INTERIOR DIMENSIONS SHALL BE 15' WIDE X 35' IN DEPTH.
- THE OPENING DOORS SHALL BE SOLID AND HAVE LOCKING PINS TO HOLD THEM OPEN DURING SERVICE. THE OPENING DOOR WIDTH SHALL MATCH THE WIDTH OF THE INTERIOR WIDTH OF THE ENCLOSURE (MIN. 15' WIDE). IF DOOR HARDWARE IS INSTALLED ON THE INTERIOR OF THE ENCLOSURE WALL, THEN THE ENCLOSURE SHALL BE ENLARGED TO ACCOMMODATE THE DIFFERENCE.
- SAFETY BOLLARDS SHALL BE INSTALLED INSIDE, WITHIN THE REAR 2' OF THE COMPACTOR ENCLOSURE ALLOWING FOR 33" FROM THE FACE OF THE BOLLARDS TO THE INTERIOR FRONT WALL (DOORS IN THE CLOSED POSITION).
- A GRADE LEVEL CONCRETE SLAB AT A MINIMUM 6" THICK/4,000 POUNDS PER SQUARE INCH SHALL BE PLACED FOR THE COMPACTOR TO BE SET ON (SAME DIMENSIONS AS ENCLOSURE INTERIOR). A CONCRETE APPROACH APRON IN FRONT OF THE ENCLOSURE SHALL ALSO BE INSTALLED.
- THE COMPACTOR SHALL BE LOCATED ON GRADE. A 26" VERTICAL CLEARANCE SHALL BE PROVIDED OVER THE COMPACTOR, OVER THE SERVICE VEHICLE AT THE POINT OF COLLECTION AND AT THE DOOR OPENING TO ALLOW ADEQUATE SPACE FOR PICK UP AND DROP OFF.
- ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS (OUTSIDE OF THE COLLECTION AREAS) SHALL PROVIDE A MINIMUM 16' CLEARANCE FROM THE FINISHED GRADE LEVEL TO LOWEST PART OF OVERHEAD STRUCTURE/TREE CANOPY/ DRIVE THRU CANOPY.
- ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS SHALL BE CONSTRUCTED TO CURRENT STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- SOLID WASTE SERVICE FOR PROPOSED MARINA FACILITY SHALL UTILIZE PRIVATE (NON CITY) SMALL CART PICKUP/Valet SERVICES THAT WOULD BE PLACED THROUGHOUT THE MARINA DOCK AREA. SOLID WASTE SHALL BE CONVEYED/COORDINATED BY THE DOCK MASTER TO FACILITATE DUMPING OF THESE CARTS INTO THE EXISTING SOLID WASTE FACILITIES (DUMPSTERS/COMPACTORS) PLACED WITH THE WOODFIELD SITE (MULTI FAMILY) DEVELOPMENT.
- THE APARTMENT COMPLEX IS NOT INTENDED TO HAVE A CONDO/HOA OR MERCHANTS ASSOCIATION. THEREFORE, THE DEVELOPER (AS THE FUTURE) OWNER OF THE DEVELOPMENT) AGREES TO ACCEPT THE SOLID WASTE GENERATED BY THE MARINA FACILITY AND SHALL INSTRUCT ANY PROPERTY MANAGEMENT COMPANY HIRED TO MAKE PROPER ARRANGEMENTS.



- COMPACTOR SHALL HAVE LOCKING PINS TO HOLD DOORS OPEN DURING SERVICE.
- GRADE LEVEL COMPACTORS SHALL BE COMPATIBLE WITH 6" THICK/4000 PSI CONCRETE SLAB.
- 26" MIN. VERTICAL CLEARANCE SHALL BE PROVIDED OVER COMPACTOR, OVER SERVICE VEHICLE AT POINT OF COLLECTION, AND AT DOOR OPENING.

## TRANSPORTATION NOTES

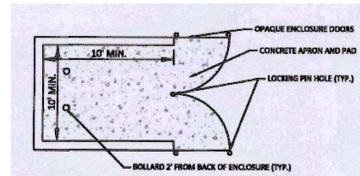
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 27, ARTICLE VI, DIVISION 3, CITY OF TAMPA CODE, AS INDICATED IN THE SITE DATA TABLE ON THE SITE PLAN. THE DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF TAMPA CODE REGARDING WHEELCHAIR ACCESSIBLE PARKING AND SHALL PROVIDE ACCESS IN A MANNER THAT SUPPORTS SERVICE BY EMERGENCY AND PARATRANSIT-TYPE VEHICLES. UNIT CONFIGURATION MAY BE MODIFIED WITHIN PROPOSED UNIT COUNT AS LONG AS TOTAL NUMBER OF REQUIRED PROJECT PARKING SPACES IS MET.
- WHEEL STOPS (OR A 6" CONCRETE CURB) SHALL BE USED TO PRIVET BUMPER OVERHANG OVER LANDSCAPING AND SIDEWALK AREAS AS NEEDED.
- THE PHASES SHALL INDEPENDENTLY MITIGATE FOR IMPACTS TO THE INTERBAY DISTRICT AREA, WHICH TOTAL \$192,978. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE NORTH PHASE, A MITIGATION PAYMENT OF \$109,997 SHALL BE PAID TO THE TRANSPORTATION DIVISION FOR IMPROVEMENTS IN THE INTERBAY DISTRICT AREA APPLICABLE TO THE NORTH PHASE IMPROVEMENTS. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE SOUTH PHASE, A MITIGATION PAYMENT OF \$82,981 SHALL BE PAID TO THE TRANSPORTATION DIVISION FOR IMPROVEMENTS IN THE INTERBAY DISTRICT AREA APPLICABLE TO THE SOUTH PHASE IMPROVEMENTS.
- THE NORTH PHASE INCLUDES USES APPROVED BY REZ-20-66, WHICH MAY OR MAY NOT BE COMPLETE. REZ-20-66 REQUIRED CERTAIN MITIGATION PAYMENTS, THOSE PAYMENTS ARE HEREBY REAFFIRMED. REQUIRED IN TRANSPORTATION NOTES 3, 4, AND 5 OF REZ-20-66 SHALL BE PAID TO THE TRANSPORTATION DIVISION.

## STORMWATER NOTES

- STORMWATER TREATMENT AND/OR ATTENUATION REQUIREMENTS SHALL COMPLY WITH THE CITY OF TAMPA CODE 27-227(C)(5) AND STORMWATER TECHNICAL STANDARDS INCLUDING SECTION IV.C.1. LOCATION(S) SHOWN ON PLANS ARE GENERAL AND MAY BE RELOCATED AT TIME OF SITE CONSTRUCTION PLAN PERMITTING.
- DEVELOPMENT SHALL COMPLY WITH CITY OF TAMPA STORMWATER TECHNICAL STANDARDS CHAPTER 21 OF THE CITY OF TAMPA CODE.
- A MINIMUM 20-FOOT-WIDE PUBLIC DRAINAGE EASEMENT, APPROVED BY THE STORMWATER ENGINEERING DIVISION AND AGREED TO BY THE PROPERTY OWNER, GENERALLY LOCATED ON THE WEST SIDE OF THE PROPERTY, FROM THE RIGHT-OF-WAY OF W. TYSON AVE., NORTH TO THE WATERS OF OLD TAMPA BAY, SHALL BE DEDICATED TO THE CITY OF TAMPA, PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY (TEMPORARY OR FINAL) OF THE PROJECT (THE "PROPOSED PUBLIC DRAINAGE EASEMENT"). THE EXISTING 36-INCH PIPE MAY REMAIN IN ITS LOCATION, AND THE MINIMUM 20-FOOT PUBLIC DRAINAGE EASEMENT WILL BE PROVIDED OVER IT. AS A PRECONDITION OF THE ABOVE DEDICATION, THE CITY OF TAMPA SHALL RELEASE THE DRAINAGE EASEMENT IDENTIFIED IN OFFICIAL RECORDS BOOK 3439 PAGE 1416 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY (THE "TYSON EASEMENT") THROUGH THE RELEASE OF EASEMENT PROCESS. A SKETCH, LEGAL DESCRIPTION AND TITLE COMMITMENT, ACCEPTABLE TO THE CITY OF TAMPA, OF THE PROPOSED PUBLIC DRAINAGE EASEMENT SHALL BE PROVIDED TO THE STORMWATER ENGINEERING DIVISION PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.

## DUMPSTER ENCLOSURE

- THE SITE SHALL COMPLY WITH CHAPTER 26 - SOLID WASTE.
- THE SCREENING ENCLOSURE SHALL BE A MINIMUM OF 6' HEIGHT AND MADE COMPATIBLE WITH THE MATERIALS ON THE FRONT OF THE BUILDING WALL OF THE MAIN BUILDING. THE MINIMUM INTERIOR DIMENSION FOR EACH DUMPSTER ENCLOSURE SHALL BE 10' WIDE X 10' DEEP WITH A MINIMUM 10' WIDE DOOR OPENING WHICH IS FREE AND CLEAR FROM ANY OBSTRUCTIONS.
- THE OPENING DOORS SHALL BE CONSTRUCTED OF SOLID/OPAQUE MATERIAL AND EILL HAVE LOCKING PINS TO HOLD THEM OPEN DURING SERVICE. THE DOORS SHALL HAVE THE SAME MINIMUM FREE AND CLEAR OPENING WIDTH AS THE ENCLOSURE (MIN. 10' WIDE OPENING). IN ORDER NOT TO REDUCE THE OPENING WIDTH, ALL THE HARDWARE FOR THE DOORS SHALL BE ATTACHED TO THE OUTSIDE/FACE OF THE ENCLOSURE OR THE ENCLOSURE SHALL BE WIDENED TO ALLOW FOR THE MINIMUM DOOR OPENING.
- A MINIMUM OF (2) SAFETY BOLLARDS SHALL BE INSTALLED WITHIN THE REAR 2' OF THE REAR INTERIOR WALL OF ALL DUMPSTER, COMPACTOR AND ROLL-OFF ENCLOSURES. (TWO BOLLARDS FOR EACH DUMPSTER)
- A GRADE LEVEL CONCRETE SLAB AT A MINIMUM OF 6" THICK/4,000 POUNDS PER SQUARE INCH SHALL BE PLACED FOR THE COMPACTOR TO BE SER ON (SAME DIMENSIONS AS ENCLOSURE INTERIOR).
- A MINIMUM OF 26" VERTICAL CLEARANCE SHALL BE PROVIDED OVER THE DUMPSTER AND OVER THE SERVICE VEHICLE AT THE POINT OF COLLECTION.
- ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS (OUTSIDE OF THE COLLECTION AREAS) SHALL PROVIDE A MINIMUM 16' CLEARANCE FROM THE FINISHED GRADE LEVEL TO LOWEST PART OF OVERHEAD STRUCTURE/TREE CANOPY.
- ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS SHALL BE CONSTRUCTED TO CURRENT STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.



## SITE DATA TABLE (APPROVED WITH REZ-23-69) (SEE PAGE 3 FOR REVISED SITE DATA TABLE FOR SOUTH PHASE)

PROJECT AREA - NORTH PHASE (TYSON APARTMENTS):	±9.87 ACRES
PROJECT AREA - SOUTH PHASE (CFI):	±5.04 ACRES
TOTAL PROJECT AREA:	±14.91 ACRES (±649,480 SQUARE FEET)
FOLIO NUMBERS:	131185-0100 & 131185-0050
SITE ADDRESS:	5301 & 5215 W. TYSON AVE, TAMPA, FL 33611
CURRENT ZONING:	PD (PLANNED DEVELOPMENT (REZ-20-66)) & IH (INDUSTRIAL GENERAL)
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
CURRENT FLU:	CMU-35 (COMMUNITY MIXED USE)
CURRENT USE:	MULTI-FAMILY RESIDENTIAL AND HEAVY INDUSTRIAL
PROPOSED DEVELOPMENT/USE: (REZ-23-69)	PD (PLANNED DEVELOPMENT) MULTI-FAMILY RESIDENTIAL, RETAIL SALES (SPECIALTY GOODS, CONVENIENCE GOODS, SHOPPERS GOODS), & MARINA
ALLOWABLE FAR:	1.0
PROPOSED FAR:	0.84 (541,800 SF/549,480 SF)
ALLOWABLE DWELLING UNITS:	30 UNITS/ACRE (447 UNITS MAX)
PROPOSED UNITS:	TYSON (NORTH PHASE) 325 UNITS CFI (SOUTH PHASE) 76 UNITS TOTAL 401 UNITS
PROPOSED DENSITY:	TYSON (NORTH PHASE) 32.93 DU/A CFI (SOUTH PHASE) 15.08 DU/A
REQUIRED PARKING (NORTH PHASE):	(1.0 STALLS/UNIT)(8 UNITS) 8 STALLS
1-2 BEDROOM	(1.5 STALLS/UNIT)(288 UNITS) 432 STALLS
3 BEDROOM	(2.0 STALLS/UNIT)(29 UNITS) 58 STALLS
GUEST	(0.25 STALLS/UNIT)(325 UNITS) 82 STALLS
RETAIL SALES	(4 STALLS/1000 SF)(5000 SF) 20 STALLS
MARINA	(0.5 STALLS/SLIPS)(25 SLIPS) 13 STALLS
TOTAL	613 STALLS*
*UNIT MATRIX MAY CHANGE AS LONG AS MIN PARKING REQUIREMENTS ARE MET	
REQUIRED BICYCLE PARKING (NORTH PHASE):	330 SPACES
PROVIDED PARKING (NORTH PHASE)	574 STALLS (INCLUDES 11 ADA STALLS), UP TO 65% COMPACT SURFACE
TOTAL	615 STALLS (INCLUDES 13 ADA STALLS)
PROVIDED BICYCLE PARKING (NORTH PHASE)	330 SPACES
REQUIRED PARKING (SOUTH PHASE)	1-2 BEDROOM (1.5 STALLS/UNIT)(60 UNITS) 90 STALLS 3 BEDROOM (2.0 STALLS/UNIT)(16 UNITS) 32 STALLS GUEST (0.25 STALLS/UNIT)(76 UNITS) 19 STALLS TOTAL 141 STALLS**
**UNIT MATRIX MAY CHANGE AS LONG AS MIN. PARKING REQUIREMENTS ARE MET	
REQUIRED BICYCLE PARKING (SOUTH PHASE):	76 SPACES
PROVIDED PARKING (SOUTH PHASE)	DRIVEWAY/GARAGE 40 STALLS SURFACE 104 STALLS (INCLUDES 3 ADA STALLS) TOTAL 144 STALLS (INCLUDES 3 ADA STALLS)
PROVIDED BICYCLE PARKING (SOUTH PHASE):	76 SPACES
REQUIRED PARKING (NORTH AND SOUTH PHASE):	754 PARKING STALLS (INCLUDES 16 ADA STALLS)
PROVIDED PARKING (NORTH AND SOUTH PHASE):	759 PARKING STALLS (INCLUDES 16 ADA STALLS)
LOADING BERTHS/SPACES (NORTH PHASE AND SOUTH PHASE)	REQUIRED 5 BERTHS/SPACES PROPOSED 5 BERTHS/SPACES
BUILDING SETBACKS	NORTH PHASE SOUTH PHASE
NORTH	35' MIN. 7' MIN.
EAST	36' MIN. 20' MIN.
SOUTH	7' MIN. 20' MIN.
WEST	7' MIN. 7' MIN.
PROPOSED BUILDING(S) FLOOR AREA:	NORTH PHASE SOUTH PHASE
NORTH PHASE	±451,200 SF (RESIDENTIAL BUILDING)
5,000 SF (COMMERCIAL BUILDING)	±85,600 SF (RESIDENTIAL BUILDINGS)
±152,300 SF (GARAGE)	
BUILDING HEIGHT:	NORTH PHASE SOUTH PHASE
BUILDING(S)	60 FT (4 STORIES) 50 FT (2 STORIES)
PARKING GARAGE	60 FT (5 STORIES) N/A
ALL EXISTING STRUCTURES TO BE REMOVED	



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PROJECT NAME:  
**SOUTHEASTERN/WOODFIELD  
NORTH PHASE AND SOUTH PHASE**

DRAWING TITLE:  
**APPROVED REZ-23-69 SITE  
DATA TABLE AND NOTES**

PREPARED FOR:  
**DRB GROUP**

REZ-25-0000125

A REQUEST TO REZONE FROM PLANNED DEVELOPMENT (PD) (REZ-23-69) TO PLANNED DEVELOPMENT (PD) PROPOSED USES: MULTI-FAMILY RESIDENTIAL, SINGLE-FAMILY ATTACHED, RETAIL SALES (SPECIAL GOODS, CONVENIENCE GOODS, SHOPPERS' GOODS, AND MARINA)  
 5301 & 5215 WEST TYSON AVENUE  
 FOLIOS: 131185-0100 & 131185-0050

GENERAL NOTES

- THE DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CITY OF TAMPA CODE OF ORDINANCES INCLUDING BUT NOT LIMITED TO CHAPTERS 5, 17.5, 21, 22, 26, AND 27, INCLUDING ALL SUPPLEMENTAL REGULATIONS AND TECHNICAL STANDARDS UNLESS OTHERWISE WAIVER HERE IN.
- THE PHASES SHALL INDEPENDENTLY MITIGATE FOR IMPACTS TO THE INTERBAY DISTRICT AREA. THIS PD AMENDMENT DOES NOT CHANGE THE MITIGATION PAYMENT ESTABLISHED BY REZ-23-69 FOR THE NORTH PHASE. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE SOUTH PHASE, A MITIGATION PAYMENT OF \$117,897 SHALL BE PAID TO THE TRANSPORTATION DIVISION FOR IMPROVEMENTS IN THE INTERBAY DISTRICT AREA APPLICABLE TO THE SOUTH PHASE IMPROVEMENTS.
- ALL BROKEN SIDEWALKS SHALL BE RESTORED TO CITY OF TAMPA STANDARDS AND SPECIFICATIONS.
- CONSISTENT WITH SEC. 27-162, THE MINIMUM BUILDING SEPARATION IS 15'.
- IF DEVELOPMENT IS TO BE PLATTED IT WILL BE SUBJECT TO FINAL PLAT REVIEW AND APPROVAL. IF REQUIRED, A PRIVATE DRAINAGE EASEMENT ENCOMPASSING THE STORMWATER POND AND ASSOCIATED DRAINAGE FACILITIES WILL BE DEDICATED FOR OWNERSHIP AND MAINTENANCE TO THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF ALL LOT OWNERS.
- ON-STREET PARKING SPACES ALONG W. TYSON AVE. HAVE NOT BEEN CONSIDERED AS PART OF THE ON-SITE PARKING CALCULATIONS. PARKING THAT IS SHOWN WITHIN THE RIGHT-OF-WAY ALONG W. TYSON AVE IS CONCEPTUAL ONLY AND CANNOT BE DESIGNATED FOR ANY SPECIFIC USE. THE ON STREET PARKING IS REQUIRED TO BE APPLIED FOR AND MANAGED BY THE MOBILITY DEPARTMENT PARKING DIVISION AND MAY BE CONSIDERED THROUGH THE RIGHT-OF-WAY PERMITTING PROCESS. THE CITY OF TAMPA MOBILITY DEPARTMENT RESERVES THE RIGHT TO CHANGE OR REMOVE THE LOCATION OF THE ON STREET PARKING THAT IS SHOWN IN THIS PLAN. THE ONSTREET PARKING SPACES THAT ARE TO BE INSTALLED MAY ALSO REQUIRE THAT THE ROADWAY IS MILLED AND REPAVED. ANY REPAVING OR WIDENING TO THE ROADWAY WILL REQUIRE THE DEVELOPER TO REBUILD THE ROADWAY TO CITY OF TAMPA STANDARDS.
- DEVELOPMENT PLANS AND ACTIVITIES SHALL LABEL AND PROTECT THE CRITICAL ROOT ZONE FOR ALL PRESERVED TREES IN ACCORDANCE WITH COT TREE & LANDSCAPE TECHNICAL MANUAL. THE NATURAL RESOURCE COORDINATOR MAY APPROVE ALTERNATE PROTECTION METHODS, FOLLOWING INDUSTRY STANDARDS/BEST MANAGEMENT PRACTICE SPECIFICATIONS, THROUGH INCREMENTAL PLANS AND OR SITE PERMITTING SUBMITTALS, SUCH AS TREE WELLS, RETAINING WALLS, BRIDGED FOUNDATIONS, ROOT PRUNING, ON-GRADE ALTERNATIVE PAVEMENTS, OR SIMILAR SPECIFICATIONS.
- NO ARTIFICIAL TURF CAN BE PLACED WITHIN THE PROTECTIVE RADIUS OF ANY PROTECTED TREE PER COT TREE AND LANDSCAPE TECHNICAL MANUAL AND CHAPTER 27.
- PER 27-284: ALL CANOPY AND ROOT PRUNING TO FOLLOW ANSI A300 STANDARDS AND TO BE PERFORMED BY AN ISA-CERTIFIED ARBORIST."
- FINAL AC-UNIT LOCATIONS WILL BE DETERMINED DURING BLD AND WILL COMPLY WITH THE LDC.
- THE INTERNAL DRIVES WILL BE PRIVATE ROADS AND PRIVATELY MAINTAINED.
- THE PROJECT WILL EITHER UTILIZE A PRIVATE LIFT STATION OR TIE INTO THE EXISTING LIFT STATION LOCATED IN THE NORTH PHASE.
- RESIDENTIAL DEVELOPMENT WITHIN THE RATTLESNAKE POINT WATERFRONT AREA SHALL BE REQUIRED TO MITIGATE ITS IMPACT ON HURRICANE SHELTER SPACE.
- DEVELOPMENT IS LOCATED WITHIN THE COASTAL HIGH HAZARD AREA AND THE COASTAL PLANNING AREA. IMPACTS TO SHELTER SPACE WILL BE MITIGATED THROUGH COORDINATION WITH THE CITY OF TAMPA AND OTHER REGULATORY AGENCIES.

SOLID WASTE NOTES

- THE SITE SHALL COMPLY WITH CHAPTER 26-SOLID WASTE; CHAPTER 27 - SOLID WASTE - SECTION 27-288.
- ALL BUILDINGS SHALL USE DUMPSTER PROVIDED ONSITE.
- ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS (OUTSIDE OF THE COLLECTION AREAS) SHALL PROVIDE A MINIMUM 16' CLEARANCE FROM FINISHED GRADE LEVEL TO LOWEST PART OF OVERHEAD STRUCTURE/TREE CANOPY/DRIVE THRU CANOPY.
- ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS SHALL BE CONSTRUCTED TO CURRENT STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- THE DEVELOPER SHALL FOLLOW THE APPROPRIATE PROCEDURE WITH THE RESIDENTIAL SECTION OF THE CITY OF TAMPA SOLID WASTE AND ENVIRONMENTAL MANAGEMENT DEPARTMENT TO FACILITATE SEPARATE PICK UP FOR TOWNHOMES PRIOR TO LEASE OR SALE.

STORMWATER NOTES

- STORMWATER RETENTION TO MEET CITY OF TAMPA & SWFWMD REQUIRED CRITERIA. STORMWATER RETENTION TO BE PROVIDED VIA UNDERGROUND VAULT SYSTEM.
- DEVELOPMENT IS IN A CITY OF TAMPA STORMWATER ADVISORY LIST (SAL). THE DEVELOPMENT WILL COMPLY WITH ALL SW-COMMENTS STATED IN THE SAL PRIOR TO ISSUANCE OF ANY DEVELOPMENT PERMIT INCLUDING SITE & FOUNDATION ETC.

REQUESTED WAIVERS

- SECTION 27-282.9(c)(1) - TO ALLOW LOTS 1 - 20 TO NOT FACE A COURTYARD

SITE DATA TABLE (SOUTH PHASE ONLY)

PARCEL ID	A-07-30-18-ZZZ-000005-53050.0
FOLIO	131185.0050
PROJECT ADDRESS	5215 W TYSON AVE
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL SINGLE FAMILY ATTACHED
TOTAL AREA	±9.87 ACRES
SOUTH PHASE TOTAL AREA	±5.04 ACRES
FUTURE LAND USE	COMMUNITY MIXED USE-35 (CMU-35)
EXISTING ZONING	PLANNED DEVELOPMENT (PD 23-69)
PROPOSED ZONING	PLANNED DEVELOPMENT (PD 25-125)
TOTAL BUILDING FOOTPRINT	60,800 SQ. FEET
APPROVED/PROPOSED DENSITY	76 UNITS
PROPOSED BUILDING SETBACKS	NORTH/SOUTH: 10' (6' TO PORCH OR CANTILEVER) WEST: 7' EAST: 15'
BUILDING SEPARATION	15 FEET
PROPOSED HEIGHT	MAX 50' (4 STORIES)
FEMA FLOOD ZONE	FLOOD ZONE "AE" PER FIRM PANEL NO. 12057C0343J, DATED 10/7/2021.
REQUIRED PARKING	76 UNITS @ 2 SPACES/UNIT + 0.25 SPACES/UNIT = 171 SPACES
PROVIDED PARKING	1 CAR GARAGE X 76 UNITS = 76 SPACES 2 CAR DRIVEWAY X 60 LOTS (LOTS 1-20, LOTS 37-76) = 120 SPACES 33 PROPOSED SURFACE PARKING SPACES 76 + 120 + 33 = 229 PROPOSED SPACES
REQUIRED SURFACE PARKING	1.25 X 16 UNITS (LOTS 21 - LOTS 36) = 20 SPACES
PROVIDED SURFACE PARKING	35 SPACES
ALLOWABLE COMPACT PARKING	0.65 X 35 = 22 SPACES
VUA PROVIDED	41,915 SQ. FT.
REQUIRED GREENSPACE FOR VUA	8,383 SQ. FT. (20% OF VUA)
PROVIDED GREENSPACE FOR VUA	10,311 SQ. FT.
REQUIRED GREENSPACE FOR PARCEL	26,600 SQ. FT. (350 SQ. FT./UNIT)
PROVIDED GREENSPACE FOR PARCEL	61,957 SQ. FT. (±0.2 ACRE AMENITY NOT INCLUDED)

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 TAMPA, FLORIDA 33602  
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PROJECT NAME:  
**SOUTHEASTERN/WOODFIELD  
 NORTH PHASE AND SOUTH PHASE**

DRAWING TITLE:  
**REZ-25-125 PROPOSED SITE  
 DATA TABLE AND NOTES**

PREPARED FOR:  
**DRB GROUP**



REQUEST TO MODIFY SOUTH PHASE OF PD 23-69 FOR RESIDENTIAL SINGLE FAMILY ATTACHED  
5215 W TYSON AVE

FOLIO No. 131185-0100  
EXIST USE: 1000 VACANT COMM  
ZONED: PD  
FLU: CMU-35



TABLE 284.1-A: TREE RETENTION-MITIGATION EQUIVALENCY TABLES BY TREE TYPE							
TYPE 1: TALL & WIDE							
Tree Retained	# of trees	Retention Multiplier	Total Credits	Grand Trees Retained	# of trees	# Mitigation Tree Credits	
3" to 10"	0	-1	0				
11" to 20"	0	-2	0	Grand tree(s)			
21" to 25"	0	-3	0				
26" to >32"	0	-12	0				
Subtotal Trees Retained	0	0	0	Subtotal		0	
Trees Removed	# of trees	Replacement Multiplier	Total Debits	Grand Trees Removed	# of trees	# Mitigation Tree Debits	
3" to 10"	1	1	1				
11" to 20"	5	2	10	Grand tree(s)			
21" to 25"	0	3	0				
26" to >32"	0	4	0				
Subtotal Trees Removed	6	0	11	Subtotal		11	
						Type 1: Total Mitigation Tree Debits Required	(0) - (11) = 11
TYPE 2: TALL & NARROW							
Tree Retained	# of trees	Retention Multiplier	Total Credits	Grand Trees Retained	# of trees	# Mitigation Tree Credits	
3" to 17"	0	-1	0				
18" to 20"	0	-2	0	Grand tree(s)			
21" to >32"	0	-3	0				
Subtotal	0	0	0	Subtotal		0	
Trees Removed	# of trees	Replacement Multiplier	Total Debits	Grand Trees Removed	# of trees	# Mitigation Tree Debits	
3" to 17"	0	1	0				
18" to 20"	0	2	0	Grand tree(s)			
21" to >32"	0	3	0				
Subtotal	0	0	0	Subtotal		0	
						Type 2: Total Mitigation Trees Required	0
TYPE 3: SHORT & WIDE/MULTI-STEM							
Tree Retained	# of trees	Retention Multiplier	Total Credits	Grand Trees Retained	# of trees	# Mitigation Tree Credits	
3" to 7"	0	-1	0				
8" to 17"	0	-2	0	Grand tree(s)			
18" to 20"	0	-3	0				
21" to >32"	0	-12	0				
Subtotal	0	0	0	Subtotal		0	
Trees Removed	# of trees	Replacement Multiplier	Total Debits	Grand Trees Removed	# of trees	# Mitigation Tree Debits	
3" to 7"	0	1	0				
8" to 17"	0	2	0	Grand tree(s)			
18" to 20"	0	3	0				
21" to >32"	0	4	0				
Subtotal	0	0	0	Subtotal		0	
						Type 3: Total Mitigation Trees Required	0
PALMS							
Tree Retained	# of trees	Retention Multiplier	Total Credits	Trees Retained	# of trees	Replacement Multiplier	
Palm with 6" clear trunk	1	1	-1	Palm with 6" clear trunk	2	1	
Subtotal	1	0	-1	Subtotal	2	1	
						Palm: Total Mitigation Trees Required	(1) - (1) = 0

REQUIRED TREE TABLE:

VUA TREES (1 TREE PER 1,500 S.F. OF VUA + 1 TREE PER 40' OF VUA ROW FRONTAGE)  
REQUIRED: 1 TREE PER 1,500 S.F. OF VUA (41,915 SQ.FT.) = 28 TREES  
REQUIRED: 1 TREE PER 40' OF VUA ROW FRONTAGE (114 LF.) = 3 TREES  
PROVIDED: MATERIAL = 7 TYPE 2, 10 PALM TREES

REQUIRED: NORTH (GROUP A ADJACENT TO MULTI-FAMILY) 1 TREE/20 LF. - 533 LF. = 27 TREES  
PROVIDED: 27 TYPE 2 TREES

REQUIRED: EAST (GROUP C ADJACENT TO MILITARY) 1 TREE/20 LF. - 482 LF. = 24 TREES  
PROVIDED: 24 TYPE 1 TREES (SEE PLAN NOTE WHERE TREES ARE TO BE PRESERVED)

TOTAL PARCEL AREA (EXCLUDING BUILDING FOOTPRINTS AND VUA) - (219,406 S.F. - 60,800 S.F. - 41,915 S.F.) = 116,691 S.F.

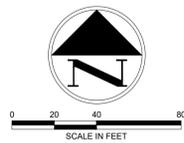
REQUIRED: SINGLE-FAMILY ATTACHED = 1 TREE/1,500 S.F. OF PARCEL AREA = 77 TREES  
PROVIDED: = 38 TYPE 3 TREES, 38 PALM TREES

PROVIDED: SOUTH (TYPE 1 TREES PROPOSED WITHIN THE ROW ADJACENT TO TYSON AVE)  
PROVIDED: = 21 TYPE 1 TREES

TOTAL REQUIRED TREES: 159 TREES  
TOTAL PROVIDED TREES: 160 TREES

LANDSCAPE NOTES:

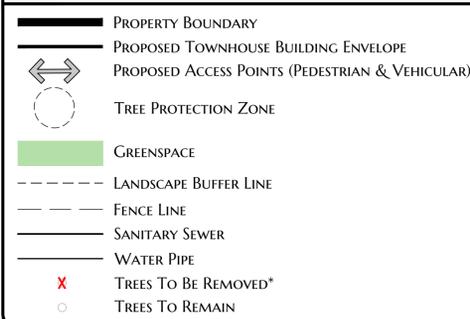
PROPOSED LANDSCAPE WILL BE EVALUATED AT THE TIME OF PERMITTING IN ACCORDANCE WITH SECTION 27-284.2.2



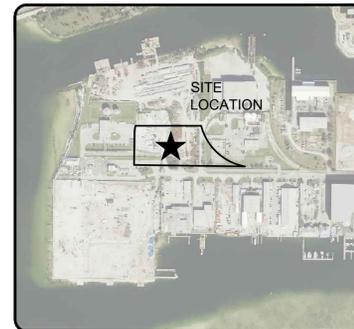
AREA CALCULATIONS TABLE

VUA PROVIDED	41,915 SQ. FT.
REQUIRED GREENSPACE FOR VUA	8,383 SQ. FT. (20% OF VUA)
PROVIDED GREENSPACE FOR VUA	10,311 SQ. FT.
REQUIRED GREENSPACE FOR PARCEL	26,600 SQ. FT. (350 SQ. FT./UNIT)
PROVIDED GREENSPACE FOR PARCEL	61,957 SQ. FT. (±0.2 ACRE AMENITY NOT INCLUDED)

LEGEND



\* EVALUATED AND APPROVED FOR REMOVAL BY PD 23-69



VICINITY MAP

N.T.S.

TREE PROTECTION NOTES:

- SITE WILL COMPLY WITH LANDSCAPING, TREE REMOVAL AND SITE CLEARING REGULATIONS IN LDC CHAPTER 27 AND CITY OF TAMPA TREE AND LANDSCAPE TECHNICAL MANUAL.
- MINIMUM PROTECTION STANDARDS SHALL BE MET FOR ALL PROTECTED TREES, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON A DEVELOPMENT SITE AND/OR IN PUBLIC OR PRIVATE RIGHT-OF-WAY, IN ACCORDANCE WITH THE TREE PROTECTION GRAPHICS CONTAINED IN THE CITY OF TAMPA TREE AND LANDSCAPE TECHNICAL MANUAL ADOPTED APRIL 18, 2019.
- NO CHANGES TO THE PRE-DEVELOPMENT CONDITIONS WITHIN THE APPROVED PROTECTIVE ROOT ZONE DURING THE CONSTRUCTION PROCESS.
- PROTECTIVE BARRICADES MAY BE REMOVED ONLY TO PREPARE THE DEVELOPMENT SITE FOR FINAL LANDSCAPING ACTIVITIES. DURING THIS ACTIVITY, ONLY NON-MECHANICAL TECHNIQUES MAY OCCUR WITHIN THE DESIGNATED PROTECTIVE ROOT ZONE, NO ALTERATIONS, OF ANY KIND, SHALL BE MADE TO ANY PART OF THE TREE (ROOTS, TRUNK, CANOPY/CROWN), OTHER THAN THOSE THAT ARE APPROVED BY THE NATURAL RESOURCES COORDINATOR, OR DESIGNEE, AS PART OF THE RELATED PERMIT.
- NO PARKING OR STORING OF VEHICLES, EQUIPMENT, OR MATERIALS IS PERMITTED WITHIN THE MINIMUM PROTECTIVE AREA, AT ANY TIME.
- NO SITE CLEARING OR GRADING IS PERMITTED WITHIN THE MINIMUM PROTECTIVE AREA, OTHER THAN THOSE CHANGES THAT ARE APPROVED BY THE NATURAL RESOURCES COORDINATOR, OR DESIGNEE, AS PART OF THE RELATED PERMIT.

GENERAL NOTES:

- ALL CANOPY AND ROOT PRUNING TO FOLLOW ANSI A300 STANDARDS. ROOT PRUNING TO BE PERFORMED BY AN ISA CERTIFIED ARBORIST. NO ROOTS OVER 2" IN DIAMETER CAN BE SEVERED WITHOUT NATURAL RESOURCES APPROVAL. A SHARP IMPLEMENT SHALL BE USED TO SEVER ROOTS UNDER 2" IN DIAMETER TO PROMOTE WOUND CLOSURE. THIS IS IN REFERENCE TO THE 38" SHARED LAUREL OAK TO THE EAST PROPERTY LINE.
- PER TABLE 284.3.2-B(7) POWER LINE TREE SPECIES REQUIRED VEGETATION THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHALL NOT BE PLANTED CLOSER THAN THIRTY (30) FEET FROM THE VERTICAL PLANE OF AN EXISTING POWERLINE, EXCLUDING SERVICE WIRES.

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LEVELUP  
CONSULTING, LLC

PROJECT NAME:  
SOUTHEASTERN/WOODFIELD  
NORTH PHASE AND SOUTH PHASE

DRAWING TITLE:  
LANDSCAPE PLAN

PREPARED FOR:  
DRB GROUP

# TYSON AVE TOWNHOMES - FRONT ELEVATION



# TYSON AVE TOWNHOMES - REAR ELEVATION



# TYSON AVE TOWNHOMES - LEFT ELEVATION



# TYSON AVE TOWNHOMES - RIGHT ELEVATION

