

Item # 6
Christopher
Demander

REZONING STAFF REPORT REZ-25-0000097

Revision Sheet

Development Coordination

Site Plan Modifications:

- Under the Site Data Table, update the total site area to reflect 97,352 SF (2.24 acres).
- Under the Site Data Table, update the total usable greenspace provided to reflect 30,342 SF.
- Under the Site Data Table, update the total VUA greenspace provided to reflect 30,342 SF.
- Under the Site Data Table, update the total pervious area to reflect 30,342 SF.
- Under the Site Data Table, update the total building footprint/lot coverage to reflect 31,133 SF.
- Under the Site Data Table, update the proposed FAR to reflect 128,504 GSF/97,352 SF = 1.32.
- Add building setbacks to the Site Data Table as listed above.
- Update all Solid Waste Notes on Sheet 1, to reflect the following:
 1. The minimum building interior Mini-M.A.C. compactor room dimensions shall be 15' wide x 35' in depth, with a minimum 26' clearance from finished grade inside the building to the lowest part of the overhead structure in the compactor pick-up area.
 2. The opening doors shall be solid/opaque 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.
 3. Safety bollards shall be installed inside, within the rear 2', of the Mini-M.A.C. compactor area in the building allowing for 33' from the face of the bollards to the interior front wall (door in the closed position).
 4. A grade level concrete slab at a minimum 6" thick/4,000 pounds per square inch shall be placed for the waste truck to drive on (same dimensions as enclosure interior) inside the building. A concrete approach apron in front of the enclosure shall also be installed.
 5. The Mini-M.A.C. compactors shall be located at grade and 26' vertical clearance shall be provided over the compactor, over the vehicle at the point of collection and at the door opening to allow adequate space for pick and drop off.
 6. 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. This will be coordinated with the architect and accomplished by lowering parking lot grading beneath these areas of the structure.
 7. 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.
 8. Building facilities are responsible for rolling out and back in recycle bins on service days.

- Add the following note: Pursuant to Sec. 27-140 the applicant has entered into a bonus provisions agreement to provide a minimum 10% affordable units in order to achieve a 1.30 FAR.
- In the Site Data Table for proposed FAR add “* Developer has entered into a bonus agreement to provide a minimum of 10% of units as affordable.”
- Update site plan and Site Data Table to reflect the following lot widths (frontage):
 - East Columbus Drive: w/vacated ROW = 275 ft; w/o Vacated ROW = 250 ft
 - Yale Street: w/vacated ROW = 355 ft; w/o vacated ROW = 285 ft
- Add a note to the site plan near crosswalk on west side of property referencing that the location of the crosswalk is subject to change based on construction timing and site layout of adjacent development.
- Add a note to the site plan near each stairwell door to reflect resident access. Remove current note stating emergency access.
- Update the Site Data Table to reflect the following Greenspace/VUA Calculations:
 - Total useable greenspace is 29,857 sq. ft
 - Total VUA greenspace provided is 6,928 sq. ft
 - Total pervious area in 29,857 sq. ft.
- Update the legal description for the subject site on Sheet 1 of the site plan to match City approved legal description dated 11/26/25.

Natural Resources

Site Plan Modifications:

- Update the total VUA calculation to 34,642 in the site data table and the landscaping table.
 - Show the site tree requirements and greenspace as follows either in the Site Data Table or in the Landscape Table.
 - MF trees = $(97,352 - (34642 + 31133))/1500$ sf = 22 trees
 - 1 tree required per 40 lf of any VUA that fronts the right of way = $310/40 = 8$ trees required
 - 1 tree required per 1500 sf of VUA. $34642/1500 = 24$ trees required
 - Total required trees = 54 trees required
 - VUA greenspace – 20% * 34642 = 6928 sf
 - MF greenspace = $350 * 118 = 41,300$
 - Total overall greenspace = $41,300 + 6928 = 48228$ sf required
 - $29857 - 6928 = 22929/118 = 194$ sf per unit greenspace provided per unit. A waiver is needed to reduce the required multifamily greenspace. Amend waiver #5 to 194 sf per unit. Write the waiver as shown below in the waiver section
- Add additional trees (Type 2 podocarpus macrophyllus) along the east side between the Type 1 shade trees and the building, and staggered between the Type 1s.
- Add additional screening of the car park on the ground floor to the landscape plan.
- Remove the 3rd column on the LS-00 table as the trees provided are required trees and not mitigation trees. Only four trees can count towards mitigation trees.
- Add the following Natural Resources Notes to sheet LS-00:
 - “Development plans and activities shall label and protect the tree protective radius for all preserved trees per CoT Tree and Landscape Technical Manual.”
 - “Per City of Tampa Tree and Landscape Technical Manual: the Natural Resource Coordinator may approve alternative 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.”
 - “C.O.T. Tree and Landscape Technical Manual – minimum protective radius for grand trees 32" and over is a 20' minimum protective radius, 24" to below 32" is a minimum 15' protective radius, and protected trees are a minimum 10' protective radius. The radius is measured from the edge

of the trunk outward to the correct protective radius. Palm trees have a protective radius of 3' measured from the edge of the trunk of the palm to the edge of the improvement."

- "Per 27-284.2.3: All root and canopy pruning is to be performed by an ISA-certified arborist and to follow ANSI A300 standards. Only canopy pruning, which is necessary to obtain building and/or vehicle clearance and remove/reduce hazardous limbs while maintaining the integrity of the tree canopies, shall occur.
- "No artificial turf can be placed within the protective radius of any protected tree per C.o.T. Tree and Landscape Technical Manual and Chapter 27."
- "At the time of permitting, the applicant will work with Natural Resources staff to ensure accurate placement of plants/trees."
- "New Tree Standards: New and replacement trees are required to be Florida Grade #1 tree(s), 30 gallon container, and have a minimum of 2.5" caliper. New and replacement palms are required to be 6' of clear trunk, per 27-284.4.1-A footnote {[5] & Technical Manual D.2"
- Amend waiver #5: request to reduce the required multifamily greenspace from 350 sq feet per unit to 194 sq feet per unit, subject to landscape in lieu fees at the time of permitting.

Hillsborough County City/County Planning

Site Plan Modifications:

- Incorporate further pedestrian features between first and second readings, including a marked crosswalk along the eastern drive aisle and a sidewalk connection extending to the southeast portion of the site, to improve internal pedestrian movement.
- Add a visual screening or architectural element along the open-air parking podium facing East Columbus Drive.