

REZ 25-0000097 : REZONING REQUEST FROM PLANNED DEVELOPMENT (Z94-67) AND RESIDENTIAL MULTI FAMILY (RM-16) TO PD (PLANNED DEVELOPMENT) FOR RESIDENTIAL MULTIFAMILY

E. COLUMBUS DRIVE  
MICHIGAN AVENUE (P)  
COUNTY ROAD FED ROAD ID# 10000090  
(ONE-WAY EAST)

YALE STREET  
32nd STREET (P)  
50' RIGHT-OF-WAY (P)

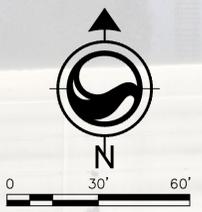
E. 15th AVENUE  
60' PUBLIC RIGHT-OF-WAY (P)

TAMPA NORTHERN RAILROAD

A  
B  
C  
D

**SITE LEGEND**

- R/W AND PROPERTY BOUNDARY LINE
- R/W TO BE VACATED
- CC-35 FLU PARCEL (OUTLINED)
- CMU-35 FLU PARCEL (OUTLINED)
- EXISTING PLANNED DEVELOPMENT PARCEL (PD: Z94-67; ORD. 94-258)
- EXISTING RM-16 ZONING PARCELS



REF #	FOLIO #	SITE ADDRESS	ACREAGE	ELU	ZONING	FLU
1	175666-0000	2506 N 31ST ST	0.94 AC.	VACANT	CG	CMU-35
2	175667-0000	2600 N 31ST ST	1.05 AC.	VACANT	CG	CMU-35
3	174880-0000	3006 E COLUMBUS DR	0.12 AC.	VACANT RESIDENTIAL	RS-50	R-35
4	174880-0000	3008 E COLUMBUS DR	0.12 AC.	SINGLE FAMILY RESIDENTIAL	RS-50	R-35
5	174880-0005	2700 N 31ST ST	0.12 AC.	SINGLE FAMILY RESIDENTIAL	RS-50	R-35
6	174883-0000	3102 E COLUMBUS DR	0.12 AC.	SINGLE FAMILY RESIDENTIAL	RS-50	R-20
7	174883-0100	3104 E COLUMBUS DR	0.12 AC.	SINGLE FAMILY RESIDENTIAL	RS-50	R-20
8	174884-0000	3106 E COLUMBUS DR	0.23 AC.	SINGLE FAMILY RESIDENTIAL	RS-50	R-20
9	173485-0100	3110 E COLUMBUS DR	0.27 AC.	SINGLE FAMILY RESIDENTIAL	RS-50	R-20
10	173497-0000	3112 E COLUMBUS DR	0.08 AC.	SINGLE FAMILY RESIDENTIAL	RS-50	R-20
11	173498-0000	3114 E COLUMBUS DR	0.20 AC.	VACANT RESIDENTIAL	RS-50	R-20
12	175660-0500	2609 YALE ST	0.12 AC.	SINGLE FAMILY RESIDENTIAL	RM-16	R-20
13	175660-0000	3113 E COLUMBUS DR	0.12 AC.	SINGLE FAMILY RESIDENTIAL	RM-16	CMU-35
14	175659-0000	3115 E COLUMBUS DR	0.12 AC.	SINGLE FAMILY RESIDENTIAL	RM-16	CMU-35
15	175661-0000	2603 YALE ST	0.23 AC.	SINGLE FAMILY RESIDENTIAL	RM-16	CMU-35
16	175662-0000	3106 E 15TH AVE	0.11 AC.	SINGLE FAMILY RESIDENTIAL	RM-16	CMU-35
17	175672-0000	2505 YALE ST	0.22 AC.	SINGLE FAMILY RESIDENTIAL	RM-16	CMU-35

REF #	FOLIO #	SITE ADDRESS	ACREAGE	ELU	ZONING	FLU
A	175664-0000	3105 E COLUMBUS DR	0.54 AC.	MUNICIPAL	RM-16	CMU-35
B	175665-0000	3004 E 15TH AVE	0.43 AC.	MUNICIPAL	RM-16	CMU-35
C	175666-0000	3010 E 15TH AVE	0.11 AC.	MUNICIPAL	RM-16	CMU-35
D	175676-0000	3007 E 15TH AVE	0.33 AC.	MUNICIPAL	RM-16	CMU-35
E	175677-0000	3003 E 15TH AVE	0.11 AC.	WAREHOUSE COMMERCIAL	PD	CC-35
F	175678-0000	3001 E 15TH AVE	0.11 AC.	VACANT COMMERCIAL	PD	CC-35

FLU	TOTAL FLU ACREAGE
CMU-35	1.41 AC.
CC-35	0.22 AC.

**Stantec**  
Stantec Consulting Services Inc.  
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Tampa FL 33602-5729  
Tel: (813) 223-9500  
www.stantec.com

Consultant

Revision	By	Appd	Issued

Permit/Seal

John A. Eveland, State of Florida, Professional Engineer, License No PE 55841. This item has been digitally signed and sealed by John A. Eveland, PE on date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Client/Project  
ASHLEY EAST

INTEGRAL FLORIDA, LLC.  
TAMPA, FL

Project No.: 238202178

Scale:  
ML Dwn. ML Dsgn. JE Chkd. 10.06.2025 MM.DD.YYYY

Title  
ZONING AND FLU EXHIBIT

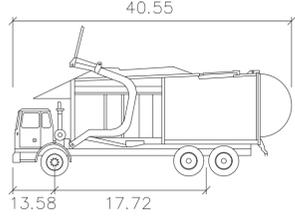
Revision: Sheet: 3 of 14  
Drawing No.

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25.06.2025 10:52:22 AM

1 2 3 4 5

Front Loading Collection truck  
GARBAGE AND RECYCLING VANCOUVER 2016 (CA)

30' RIGHT-OF-WAY  
(PLAT BOOK 4, PAGE 53)



Front Loading Collection truck  
feet  
Width : 8.53  
Track : 8.53  
Lock to Lock Time : 6.0  
Steering Angle : 27.7

PORTION OF 15th AVENUE  
VACATED PER CITY OF TAMPA  
ORDINANCE No.2792-A

PORTION OF VACATED 15th STREET  
PRESUMED TO BE OWNED BY  
THE FLORIDA DEPT. OF TRANSPORTATION

THE NORTH BOUNDARY OF THOSE LANDS  
ACQUIRED FOR RIGHT-OF-WAY BY  
THE FLORIDA DEPT. OF TRANSPORTATION  
(O.R. BOOK 11942, PAGE 1554)

N. 31st STREET

22.0' ASPHALT PAVEMENT

10' ALLEY (P) - NOT PHYSICALLY OPEN  
NO RECORD OF VACATING FOUND

LIMITED ACCESS RIGHT-OF-WAY

EXISTING DEAD END SIGNAGE

D  
C  
B  
A

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2025.10.06 10:58:25 AM

ORIGINAL SHEET - ANSI D



Consultant

Revision	By	Appd	MM.DD.YYYY

Permit/Seal

John A. Eveland, State of Florida, Professional Engineer, License No PE 55841. This item has been digitally signed and sealed by John A. Eveland, PE on date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Client/Project  
ASHLEY EAST  
INTEGRAL FLORIDA, LLC.  
TAMPA, FL

Project No.: 238202178

Scale:  
ML ML JE 10.06.2025  
Dwn. Dsgn. Chkd. MM.DD.YYYY

Title  
AUTOTURN TURNING  
ANALYSIS EXHIBIT

Revision: Sheet: 4 of 14  
Drawing No.

C-104

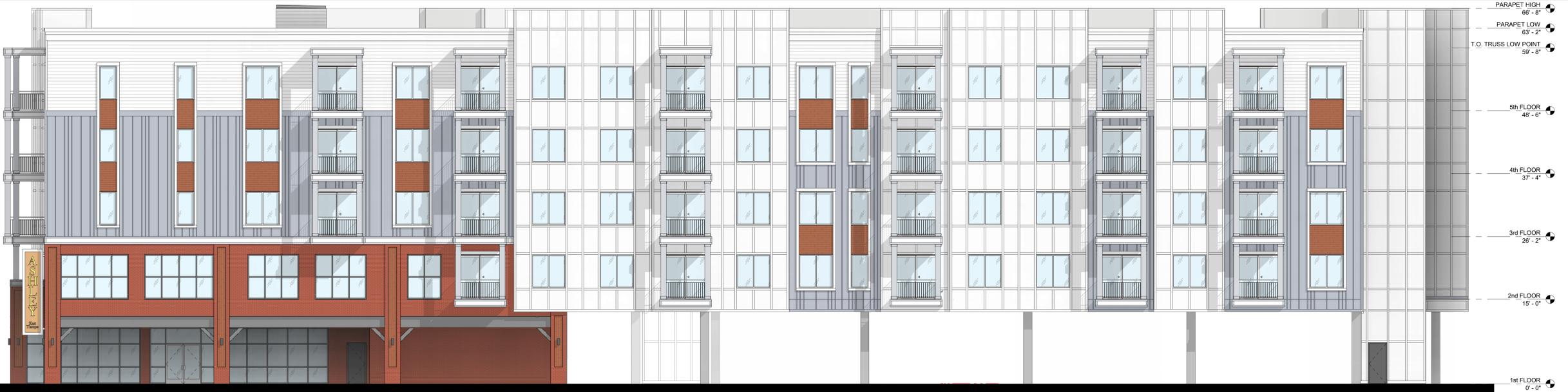




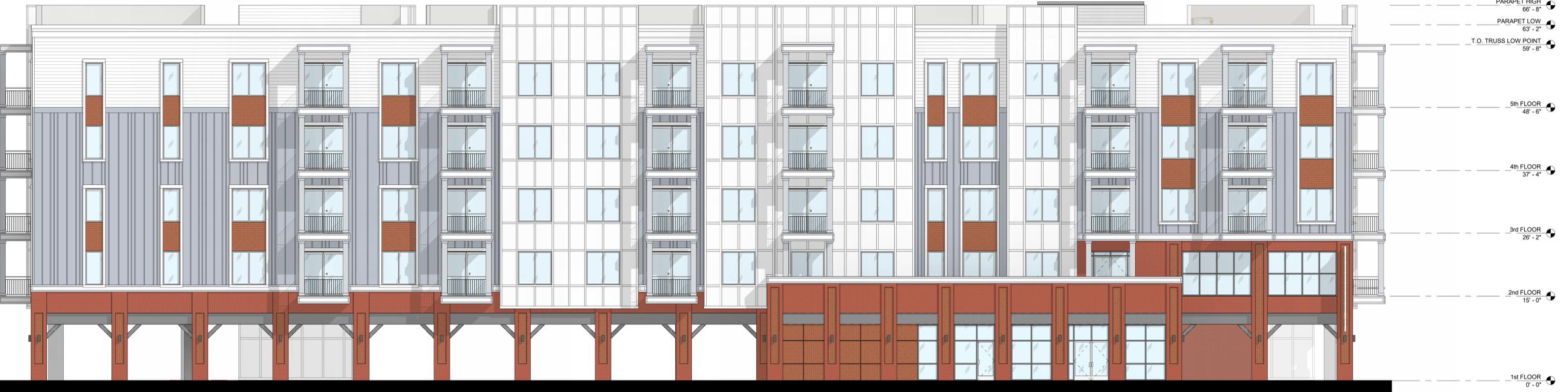


ASHLEY EAST TAMPA APARTMENTS

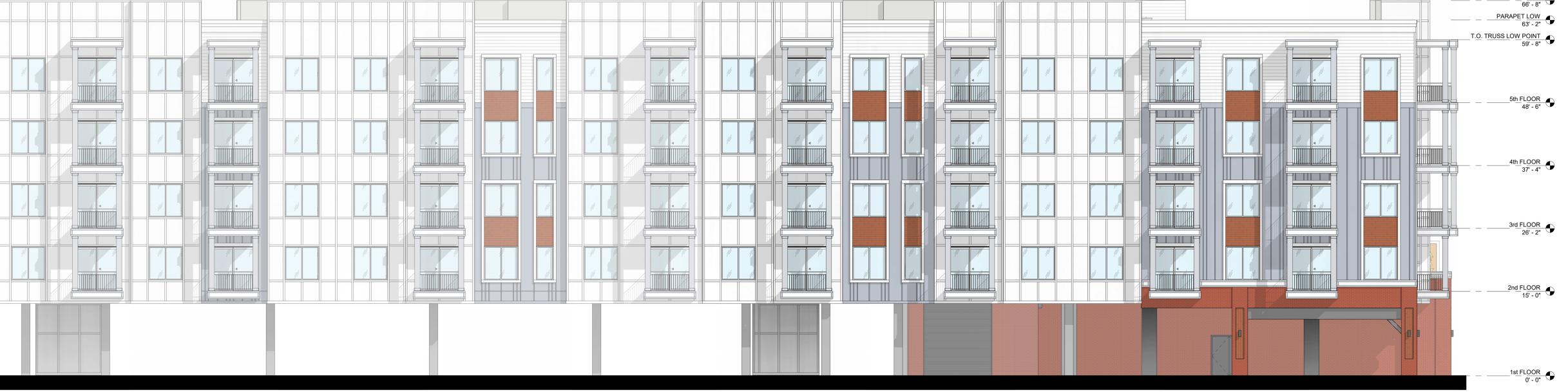
3105 EAST COLUMBUS DRIVE  
TAMPA, FL 33605



3 WEST  
1/8" = 1'-0"



2 NORTH  
1/8" = 1'-0"



1 EAST  
1/8" = 1'-0"

- PARAPET HIGH 66'-8"
- PARAPET LOW 63'-2"
- T.O. TRUSS LOW POINT 59'-8"
- 5th FLOOR 48'-6"
- 4th FLOOR 37'-4"
- 3rd FLOOR 26'-2"
- 2nd FLOOR 15'-0"
- 1st FLOOR 0'-0"

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ISSUE	BY	DATE	DESCRIPTION

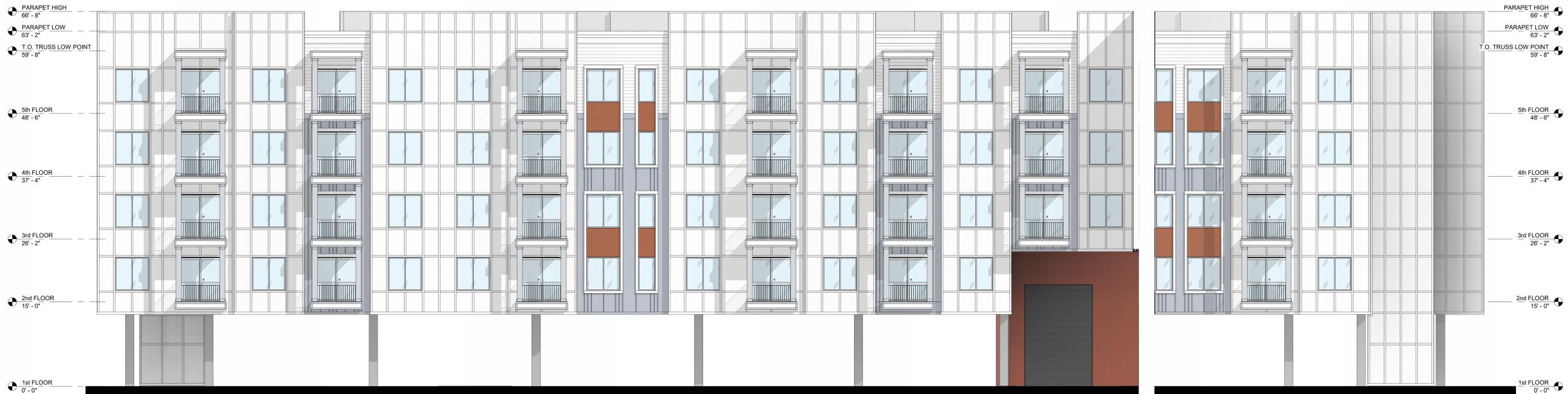
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JOB #	250019
DATE	04/06/25
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE  
BUILDING ELEVATIONS

SHEET NUMBER

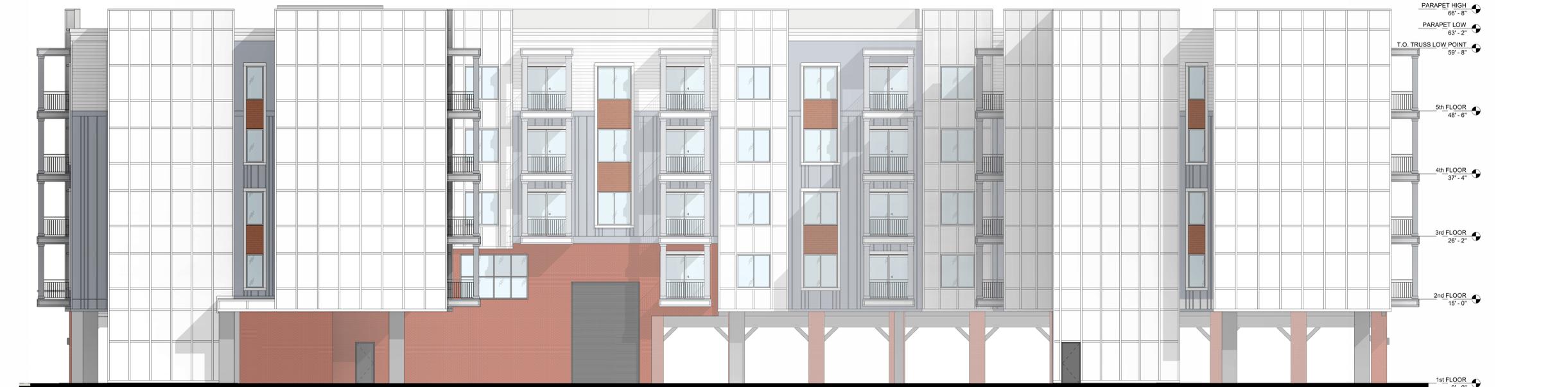
ASHLEY EAST TAMPA APARTMENTS

3105 EAST COLUMBUS DRIVE  
TAMPA, FL 33605

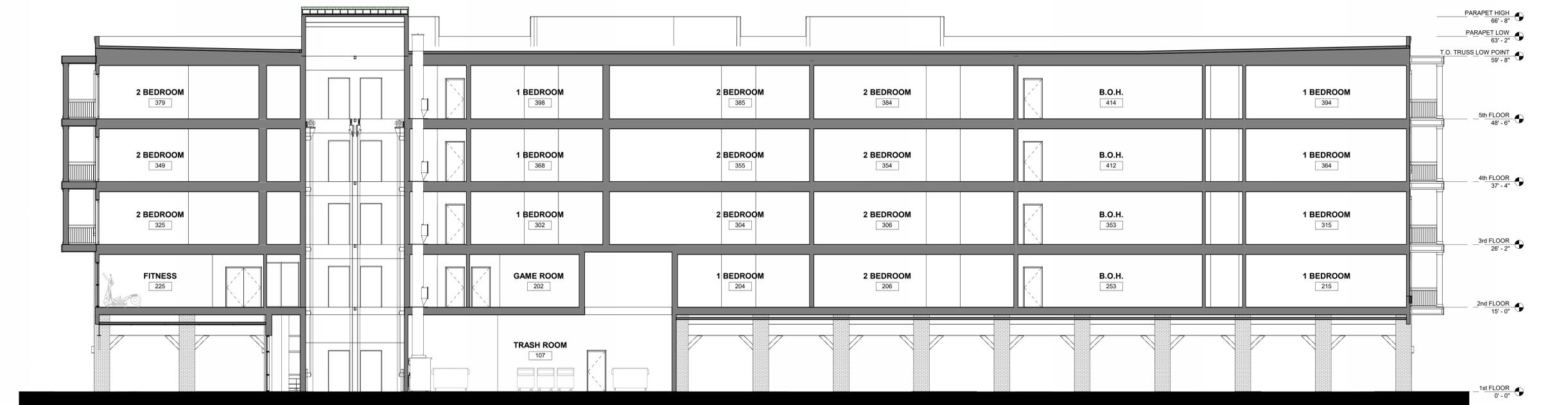


3 EAST OF WEST WING  
1/8" = 1'-0"

2 WEST OF EAST WING  
1/8" = 1'-0"



1 SOUTH  
1/8" = 1'-0"



4 BUILDING SECTION  
1/8" = 1'-0"

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ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK	
JOB #	250019
DATE	04/06/25
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE  
BUILDING ELEVATIONS  
& BUILDING SECTION

SHEET NUMBER

ASHLEY EAST TAMPA APARTMENTS

3105 EAST COLUMBUS DRIVE  
TAMPA, FL 33605



2 AXONOMETRIC SOUTHEAST



1 AXONOMETRIC NORTHWEST

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ISSUE BY DATE DESCRIPTION

ISSUE BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB # 250019  
DATE 04/06/25  
DRAWN BY: Author  
CHECKED BY: Checker

SHEET TITLE

EXTERIOR  
AXONOMETRICS

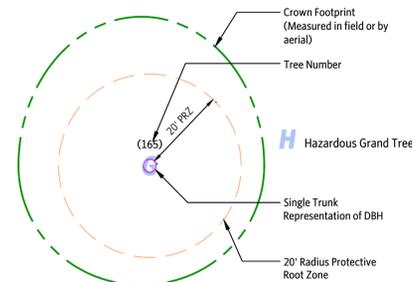
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SD-11

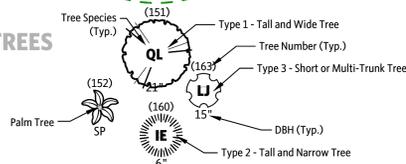
## TREE INVENTORY LEGEND

### GRAND TREES

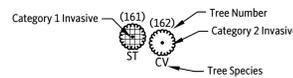
Note:  
Trees to be removed are marked with a RED x mark.  
Offsite removals are marked with a PURPLE x mark.



### PROTECTED TREES



### EXEMPT TREES



DATE OF ASSESSMENT: May 13th, 2025.

### INVENTORY ASSIGNMENT NOTES

The objectives of the assignment were limited to the following components:

- to conduct a tree inventory to identify all the on-site trees,
- to identify any grand trees as defined by City of Tampa LDC Sec. 27-43, Definitions,
- to rectify any tree identification errors shown on the survey, if applicable,
- to establish natural resource permitting requirements associated with the inventory.

A field investigation was conducted on the date of assessment. Each investigation was limited to the visual inspection of the on-site trees, their surrounding context, and a review of a tree survey prepared by a third-party surveyor. An arborist trainee assisted in collecting tree dimensional data.

Tree survey data was imported to a data collection field tablet. The tablet was used to collect observations and photographs as needed. No physical notes were taken. If individual trees not captured on the survey were found, they were added to the digital record by generally located each tree using a Dual XGPS160 SkyPro GPS unit combined with aerial photograph interpretation.

Upon arrival to the site, I employed the following field review techniques to gather data:

- Trunk diameter at breast height (dbh) or 54 inches above the ground, taken with a diameter tape. For trees with more than one trunk (stem) originating at or near ground level (less than 36" high), the dbh of each stem was measured at 54" and the cross-sectional area of each stem was summed to derive an equivalent single trunk representative dbh.
- Photographs, taken with a field tablet or a Canon EOS 6D Mark II camera.

When advanced assessment was applicable, the following simple tools and review techniques were used:

- Crown spread measurement, taken with a mechanical wheel from the centroid of the trunk. When ground conditions or thick vegetation precluded use of the wheel, a tape measure or recent aerial photograph was used to measure spread.
- Height to base of limb, taken with a 35-foot Tel-O-Pole II measuring stick, when applicable.
- Tree height, taken with a laser hypsometer using three averaged points from one position. When the crown restricted measurement, an average height of 45 was used for tree point calculations.
- Approximation of extent of decay by sounding, listening for tones that may indicate certain conditions, taken with a soft-face mallet.
- Approximation of extent of decay by probing, taken with a 48" steel soil probe.

When overgrowth or obstructions restricted the collection of measurements, the applicable data element was omitted or approximated. No soil, water, or tissue tests were conducted unless otherwise noted. Assessments were a one-sided ground-based and generally followed ANSI A300 (Part 9)-2017 guidance. However, this assessment is not intended to be used as a tree risk assessment except as described in the City of Tampa Land Development Code Section 27-284.1.1 ("Matheny and Clark" hazard rating format for Grand Trees only). Within this permitting context, the time frame for the assessment was two years.

When typically single-trunked trees are fused at or near the ground, a pith test is performed to determine whether the tree grouping is separate trees or a single tree. The pith test is based on a technique discussed in the American Forests Champion Trees Measuring Guidelines Handbook (2019).

To tailor the inventory to jurisdictional requirements, data elements collected varied by tree classification:

- Grand Trees: species, dbh, condition rating, crown spread, and "Risk Evaluation" as described in the City of Tampa Land Development Code Section 27-284.1.1 (foreseeable targets may not be known at the time of assessment)
- Level 2: Basic Tree Risk Assessments were not performed unless specifically noted.
- Protected and specimen trees (not palms): species, dbh, condition rating, and Level 1: Limited Visual Tree Risk Assessment (foreseeable targets may not be known at the time of assessment).
- Palms: species and overall condition rating.
- Invasive trees: species only.

### ASSUMPTIONS AND LIMITING CONDITIONS

- Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
- Unless expressed otherwise: (1) information contained in this inventory covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
- Not all defects or conditions that predispose a tree or tree part to failure are detectable, nor are all failures predictable.
- This inventory is not intended to establish a risk rating for every inventoried tree or tree part, evaluate risk mitigation options or recommendations, provide recommendations for additional assessments, determine residual risk following mitigation, or provide recommendations for monitoring or follow-up.

## INVENTORY METRICS

GRAND TREES REMOVED?	RETENTION % REQUIRED	FAIR OR BETTER % PRESERVED
<b>4</b>	<b>50%</b> <i>(Multi-Family, Non-Wooded)</i>	<b>33%</b> <i>(4) / (12)</i>
TOTAL ONSITE TREES	ONSITE JURISDICTIONAL TREES	WEIGHTED % PRESERVED
<b>21</b>	<b>21</b>	<b>34%</b> <i>(36.15) / (106.55)</i>
JURISDICTIONAL TREES (21) BY CR	FAIR OR BETTER (ABC) TREES	POOR OR WORSE (DF) TREES
SUBTOTAL	<b>17</b>	<b>4</b>
PALMS	<b>5</b> <i>not included in retention %</i>	<b>0</b>
TYPE 1, 2, & 3 TREES	<b>12</b>	<b>4</b> <i>not included in retention %</i>
ABC NON-PALMS (12) BY SIZE CLASS	Preserved	[--REMOVED--]
NON-HAZARDOUS GRANDS	<b>1</b>	<b>4</b> <i>non-hazardous grand tree removals require a variance or waiver</i>
HAZARDOUS GRAND TREES	<b>0</b>	<b>0</b>
PROTECTED & SPECIMEN	<b>3</b>	<b>4</b>
SUBTOTAL	<b>4</b>	<b>8</b>
OFFSITE TREES REMOVED	MOST ABUNDANT ONSITE SPECIES (% OF POPULATION)	
<b>0</b> <i>included in mitigation, but not retention %</i>	<b>55%</b> <i>Quercus virginiana</i> (11)	
	<b>25%</b> <i>Sabal palmetto</i> (5)	
	<b>10%</b> <i>Prunus caroliniana</i> (2)	

### CONDITION RATING COLOR KEY

Color representations of Condition Rating are provided as a visual aid. Preservation or removal suggestions are: 1) not recommendations, 2) apply only to onsite trees, and 3) are based on an opinion of preservation suitability near development. Circles are colored by the following convention:

- Fern: Excellent (suitable for preservation)
- Celadon: Good (suitable for preservation)
- Honeydew: Fair (somewhat suitable for preservation)
- Camel: Poor (removal may be warranted unless the consequence of failure is "negligible" or "minor")
- Wood Brown: Very Poor (removal is likely warranted unless the consequence of failure is "negligible")
- Gainsboro: Category 1 Invasive (removal is usually required per AHJ) or Category 2 Invasive (consider removing)

For grand tree mitigation, the condition ratings are converted to percentages based on the TABLE 284.4.1-A: TREE RETENTION-MITIGATION EQUIVALENCY TABLES BY TREE TYPE, Footnote 3.

### CERTIFICATION OF PERFORMANCE

I, **Richard Peterika**, certify that:

- An on-staff qualified professional or I have inspected the trees and the property referred to in this inventory and have stated our findings accurately. The extent of the inventory is stated in the Inventory Assignment Notes.
- I have no current or prospective interest in the vegetation or the property that is the subject of this inventory and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are our own and are based on current scientific procedures and facts.
- Our analysis, opinions, and conclusions were developed and this inventory has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to us, except as indicated within the inventory.
- Our compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I am licensed by the Florida Department of Business and Professional Regulation as a Landscape Architect. I have been involved in the fields of Landscape Architecture and Arboriculture in a full-time capacity since 2009.

September 19, 2025

This document has been digitally signed and sealed by: RICHARD F. PETERIKA  
Printed copies of this document are not considered signed and sealed. The signature must be verified on the electronic documents.  
Dark Moss LLC, 308 E 7th Ave Tampa, Florida 33602  
Richard Peterika, ASLA, AICP, RCA #641, ISA-FL #58938

	PROTECTED TREES				GRAND TREES		
<b>1</b> 1: Tall and Wide	Trees Retained	# of Trees	Multiplier	Credits	Trees Retained	# of Trees	Credits*
	5" to 10" (1A)	0	-1	0	Grand Trees	<b>1</b>	
	11" to 20" (1B)	0	-2	0			
	21" to 25" (1C)	1	-3	-3			
	26" to <32" (1D)	2	-12	-24			
	<b>Subtotal</b>	<b>3</b>		<b>-27</b>			<b>-15.90</b>
<b>2</b> 2: Tall and Narrow	Trees Retained	# of Trees	Multiplier	Credits	Trees Retained	# of Trees	Credits*
	5" to 10" (1A)	0	1	0	Grand Trees	<b>4</b>	
	11" to 20" (1B)	2	2	4			
	21" to 25" (1C)	0	3	0			
	26" to <32" (1D)	4	4	16			
	<b>Subtotal</b>	<b>6</b>		<b>20</b>			<b>59.90</b>
				<i>(-27) + (20) + (-15.9) + (59.9) = 9.7</i>	<b>Total Mitigation Trees Required: TYPE 1 = 37</b>		
<b>3</b> 3: Short & Wide/Multi-Stem	Trees Retained	# of Trees	Multiplier	Credits	Trees Retained	# of Trees	Credits*
	5" to 17" (2A)	0	-1	0	Grand Trees	<b>0</b>	
	18" to 29" (2B)	0	-2	0			
	30" to <32" (2C)	0	-3	0			
	Subtotal	<b>0</b>		<b>0</b>			<b>0.00</b>
<b>P</b> Palms	Trees Retained	# of Trees	Multiplier	Credits	Trees Retained	# of Trees	Credits*
	5" to 17" (2A)	0	1	0	Grand Trees	<b>0</b>	
	18" to 29" (2B)	0	2	0			
	30" to <32" (2C)	0	3	0			
	Subtotal	<b>0</b>		<b>0</b>			<b>0.00</b>
				<i>(0) + (0) + (0) + (0) = 0</i>	<b>Total Mitigation Trees Required: TYPE 2 = 0</b>		
<b>3</b> 3: Short & Wide/Multi-Stem	Trees Retained	# of Trees	Multiplier	Credits	Trees Retained	# of Trees	Credits*
	5" to 7" (3A)	0	-1	0	Grand Trees	<b>0</b>	
	8" to 17" (3B)	0	-2	0			
	18" to 29" (3C)	0	-3	0			
	30" to <32" (3D)	0	-4	0			
	<b>Subtotal</b>	<b>0</b>		<b>0</b>			<b>0.00</b>
<b>3</b> 3: Short & Wide/Multi-Stem	Trees Retained	# of Trees	Multiplier	Credits	Trees Retained	# of Trees	Credits*
	5" to 7" (3A)	0	1	0	Grand Trees	<b>0</b>	
	8" to 17" (3B)	2	2	4			
	18" to 29" (3C)	0	3	0			
	30" to <32" (3D)	0	4	0			
	<b>Subtotal</b>	<b>2</b>		<b>4</b>			<b>0.00</b>
				<i>(0) + (4) + (0) + (0) = 4</i>	<b>Total Mitigation Trees Required: TYPE 3 = 4</b>		
<b>P</b> Palms	Trees Retained	# of Trees	Multiplier	Credits	Trees Retained	# of Trees	Credits*
	Palms with 6' CT	1	-1	-1	Grand Trees	<b>0</b>	
	Any dbh	1	-1	-1			
	Subtotal	<b>1</b>		<b>-1</b>			
	Trees Removed	# of Trees	Multiplier	Debits	Trees Removed	# of Trees	Debits*
Palms with 6' CT	4	1	4	Grand Trees	<b>0</b>		
Any dbh	4	1	4				
Subtotal	<b>4</b>		<b>4</b>				
				<i>(-1) + (4) = 3</i>	<b>Total Mitigation Trees Required: PALMS = 3</b>		
* Credits or Debits = Equivalent quantity of 2.5" Cal Trees (or Palms) Required							

**TREE DISPOSITION SUMMARY:**

TREE #	DBH	SYM	Botanical Name	Common Name	Permit Status	H-S-F	HAZ	CR-HAZ	SR	Disposition	Matrix	Subtype
1	22	QV	Quercus virginiana	Southern Live Oak	onsite protected non-palm	B-C-D	2-1-2	C-5	0.9	Preserved	F1	1C
2	28	QV	Quercus virginiana	Southern Live Oak	onsite protected non-palm	C-C-C	2-1-2	C-5	0.9	[REMOVED]	F1	1D
3	26	QV	Quercus virginiana	Southern Live Oak	onsite protected non-palm	C-C-C	2-2-2	C-6	0.9	Preserved	F1	1D
4	30	QV	Quercus virginiana	Southern Live Oak	onsite protected non-palm	C-C-C	2-1-2	C-5	0.9	[REMOVED]	F1	1D
5	30	QV	Quercus virginiana	Southern Live Oak	onsite protected non-palm	C-C-D	2-2-2	C-6	0.9	[REMOVED]	F1	1D
6	14	PS	Prunus serotina	Black Cherry	onsite hazardous protected tree	C-D-D		D	0.5	[REMOVED]	F1	1B
7	54	QV	Quercus virginiana	Southern Live Oak	onsite nonhazardous grand tree	B-C-C	2-2-1	C-5	0.9	[REMOVED]	F1	1G
10	36	QV	Quercus virginiana	Southern Live Oak	onsite nonhazardous grand tree	C-B-C	2-2-1	C-5	0.9	[REMOVED]	F1	1G
11	36	QV	Quercus virginiana	Southern Live Oak	onsite nonhazardous grand tree	C-C-C	3-1-1	C-5	0.9	[REMOVED]	F1	1G
12	33	QV	Quercus virginiana	Southern Live Oak	onsite nonhazardous grand tree	C-C-D	2-2-1	C-5	0.9	[REMOVED]	F1	1G
17	31	QL	Quercus laurifolia	Laurel Oak	onsite hazardous protected tree	B-D-C	3-2-2	D-7	0.7	[REMOVED]	F1	1D
19	44	QV	Quercus virginiana	Southern Live Oak	onsite nonhazardous grand tree	B-C-C	2-2-2	C-6	0.9	Preserved	F1	1G
20	31	QV	Quercus virginiana	Southern Live Oak	onsite protected non-palm	B-C-D	2-2-2	C-6	0.9	Preserved	F1	1D
23	20	QL	Quercus laurifolia	Laurel Oak	onsite protected non-palm	B-C-C	1-1-2	C-4	0.7	[REMOVED]	F1	1B
14	8	MR	Morus rubra	Red Mulberry	offsite hazardous protected tree	C-D-D		D	0.5	Offsite	F2	2A
16	13	MR	Morus rubra	Red Mulberry	offsite hazardous protected tree	B-D-D		D	0.5	Offsite	F2	2A
8	10	PRC	Prunus caroliniana	Cherry Laurel	onsite hazardous protected tree	B-D-D		D	0	[REMOVED]	F3	3B
9	12	PRC	Prunus caroliniana	Cherry Laurel	onsite hazardous protected tree	B-C-D		D	0	[REMOVED]	F3	3B
13		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
15		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-A		A	0.9	Preserved	PA	PA
18		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	B-B-B		B	0.9	[REMOVED]	PA	PA
21		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-A		A	0.9	[REMOVED]	PA	PA
22		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA

**GRAND TREE SUMMARY TABLE:**

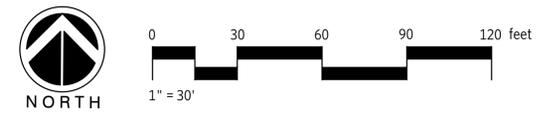
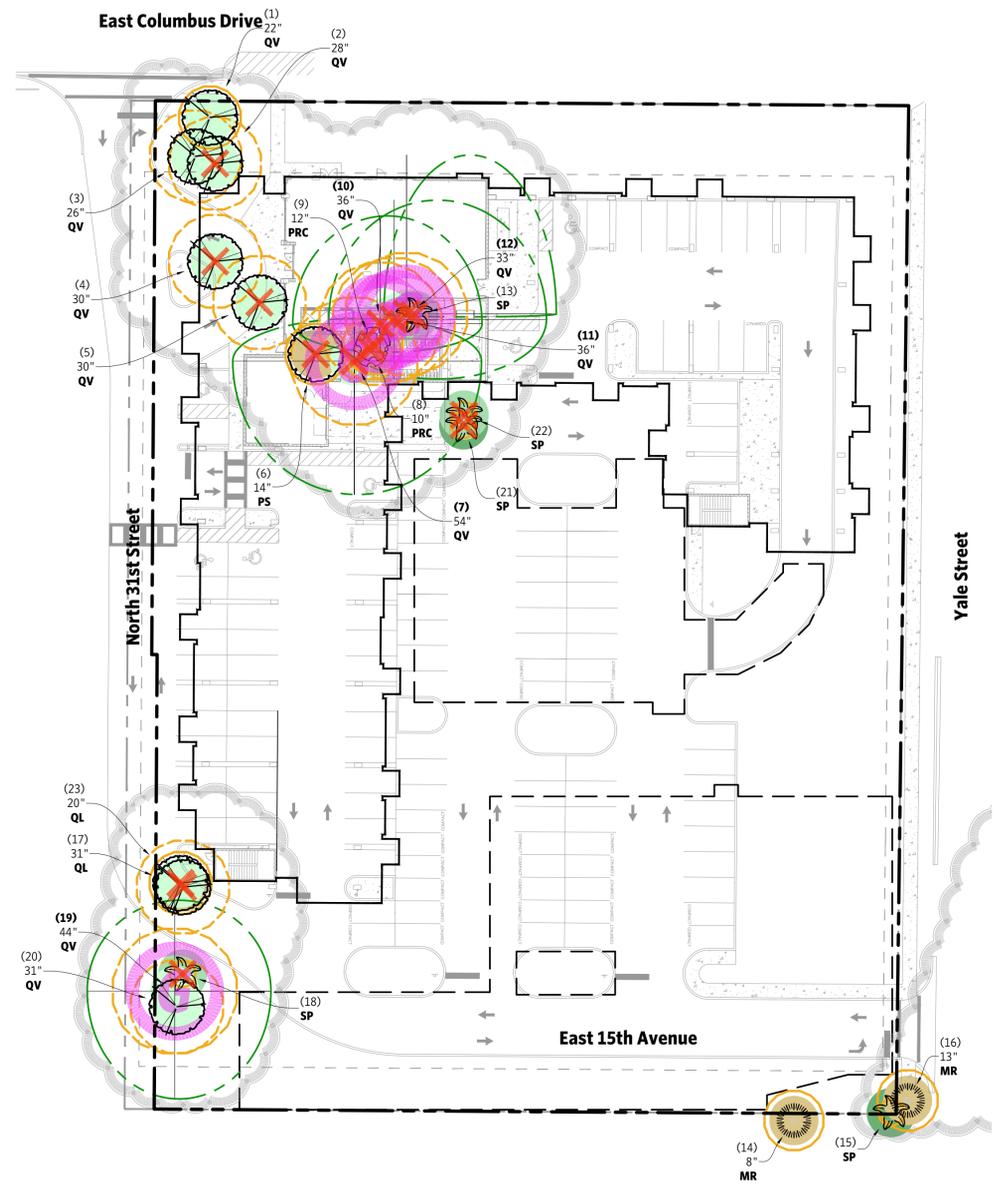
TREE NUM	Disposition	SYM	Botanical Name	dbh_permit	Grand/Haz	CR HAZ	H-S	E-W	CS	CF	SR	CR Number	RCF	Credits	Debits
7	[REMOVED]	QV	Quercus virginiana	54	1G	C-5	62	88	75	4417.9	0.9	0.75	2982	0	19.4
10	[REMOVED]	QV	Quercus virginiana	36	1G	C-5	48	67	57.5	2596.7	0.9	0.75	1783	0	11.6
11	[REMOVED]	QV	Quercus virginiana	36	1G	C-5	63	77	70	3848.5	0.9	0.75	2597	0	16.9
12	[REMOVED]	QV	Quercus virginiana	33	1G	C-5	57	61	59	2734	0.9	0.75	1845	0	12
19	Preserved	QV	Quercus virginiana	44	1G	C-6	70	65	67.5	3578.5	0.9	0.75	2452	15.9	0

**RATING NOTES:**

- DBH and Permit DBH:**  
The species or structure of a tree can be incompatible with a municipal or jurisdictional ordinance. DBH is the arborist's field adjusted dbh determination, based on DBH measurement guidelines provided in the Guide for Plant Appraisal, 10th Edition (2018). Permit DBH is a translation of the field adjusted dbh to a value relevant to applicable permitting requirements. Typically, multi-stem trees are resolved into single-stem equivalents using trunk formula method. The Permit DBH for small multi-stem species may be visually estimated.
- H-S-F = CR "Health, Structure, and Form" to Condition Rating:**  
A composite, weighted assessment of health, structure, and form. Adapted from the Guide for Plant Appraisal, 10th Edition, second printing (2019) ("10th Edition"). Values range from: A-Excellent, B-Good, C-Fair, D-Poor, F-Very Poor.  
2.1. "SD" is used when the tree is standing dead  
2.2. "N/A" is used when no value is applicable.
- Excluded or Reserved**  
Tree survey data quality and utility can vary widely between different surveyors. The initial inventory data involves data transformation to isolate tree data and prepare it for field data collector import. Occasionally extra data points are imported. During the assessment, these points are field verified and either assessed or excluded. The excluded values are preserved in the table to provide consecutive numbering. Reasons to exclude a data point include:  
3.1. another type of survey point, such as a ground shot or irrigation valve;  
3.2. a surveyed tree that did not exist at the time of assessment;  
3.3. a tree part, such as a canopy extent measurement;  
3.4. a tree that is not recognized or protected in the jurisdiction due to size;  
3.5. or by the arborist's professional opinion.
- Disposition**  
Tree disposition is the decision to retain or remove the tree based on a the arborist's evaluation of the cumulative impact of the proposed construction activity. This decision is based on the tree protection provided, general knowledge of the species, information on the tree's age and condition, and other relevant factors that may be applicable.

**MINI LEGEND**

- G Non-hazardous Grand Tree
- Type 1 Tree
- Type 2 Tree
- Type 3 Tree
- Palm
- Cat. 1 Invasive
- Cat. 2 Invasive
- Excellent
- Good
- Fair
- Poor
- Very Poor
- Exempt or Excluded



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 DRAWING SIZE: 24" X 36"

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NOTE: ALL PLANT MATERIAL USE IS NATIVE TO FLORIDA OR FLORIDA FRIENDLY

TAMPA, FL LANDSCAPE LEGEND																																									
<p>PROJECT AREA: 99,431 SF            TOTAL BUILDING FOOTPRINT: 31,133 SF            PROJECT GROUP: <u>A</u>            USE TYPE: <u>MULTI-FAMILY</u></p> <p><u>SECTION 27-284.3.3 LANDSCAPE AREA AND TREE REQUIREMENTS:</u></p> <p><u>MULTI-FAMILY WITH VUA:</u>            MINIMUM LANDSCAPE AREA: 350 SF PER UNIT (MIN 50% SHALL BE PART OF COMMON SPACE, EASILY ACCESSIBLE TO ALL UNITS)</p> <p>REQUIRED: 41,300 SF            PROVIDED: 30,064 SF</p> <p>MINIMUM TREE REQUIREMENT: 1 PER 1,500 SF OF PARCEL (EXCLUDE AREA OF BUILDING FOOTPRINT &amp; VUA)</p> <ul style="list-style-type: none"> <li>TOTAL SITE SF EXCLUDING BUILDING FOOTPRINT &amp; VUA: <u>30,064 SF</u>              1 TREE PER 1,500 SF = 30,064 / 1,500: <u>21</u></li> </ul> <p><u>21 TREES REQUIRED = 43 PROPOSED + 5 EXISTING</u></p> <p><u>FRONT BUFFER (ADJACENT TO VUA)</u>            BUFFER WIDTH: 8'            TREES REQUIRE: 1 TREE EVERY 40' OF CENTER            TREES PROVIDED: 11 TYPE 3 TREES, 1 EVERY 20' OF CENTER            HEDGE/SHRUB REQUIRE: 2' HEIGHT            HEDGE/SHRUB PROVIDED: A HEDGE OF MINIMUM 2' IN HEIGHT</p>	<p><u>EAST BUFFER (ANY OTHER C USE)</u>            BUFFER WIDTH: 5'            TREES REQUIRE: 1 TYPE 2 OR 3 TREE EVERY 20' OF CENTER            TREES PROVIDED: 8 TYPE 1 TREES, 1 EVERY 40' OF CENTER            HEDGE/SHRUB REQUIRE: 3' HEIGHT            HEDGE/SHRUB PROVIDED: A HEDGE OF MINIMUM 3' IN HEIGHT</p> <p>TREES SHALL BE TYPE 1 OR TYPE 2. SHALL BE A MINIMUM OF 8' HIGH.            TYPE 1 TREES SHALL BE 3" CALIPER OR GREATER            TYPE 2 TREES SHALL BE 3" CALIPER IF SINGLE TRUNK</p> <p><u>SOUTH BUFFER (ADJACENT TO VUA)</u></p> <p>TREES REQUIRE: 1 TREE EVERY 40' OF CENTER            TREES PROVIDED: 6 TREES, 1 EVERY 40' OF CENTER, 2 EXISTING OAKS TO COMPLETE REQUIREMENT.            HEDGE/SHRUB REQUIRE: 2' HEIGHT            HEDGE/SHRUB PROVIDED: A HEDGE OF MINIMUM 2' IN HEIGHT</p> <p><u>SOUTH FRONTAGE</u></p> <p>TREES REQUIRE: 1 TREE EVERY 40' OF CENTER            TREES PROVIDED: 7 TYPE 1 TREES, 1 EVERY 40' OF</p>	<p>TABLE 27-284.4.1-A: TREE REPLACEMENT/EQUIVALENCY TABLES BY TREE TYPE(S)</p> <table border="1"> <thead> <tr> <th>TREE TYPE(S)</th> <th>MULTIPLIER FOR CREDIT</th> <th>MULTIPLIER FOR DEBIT</th> </tr> </thead> <tbody> <tr> <td>TYPE 1: 3" DBH &amp; 10' HGT</td> <td></td> <td></td> </tr> <tr> <td>Tree Retained</td> <td></td> <td></td> </tr> <tr> <td>Upright Bottlebrush (Type 3)</td> <td></td> <td></td> </tr> <tr> <td>2" to 3"</td> <td>-1</td> <td>1</td> </tr> <tr> <td>3" to 4"</td> <td>-2</td> <td>2</td> </tr> <tr> <td>4" to 5"</td> <td>-4</td> <td>4</td> </tr> <tr> <td>6" to 8"</td> <td>-12</td> <td>12</td> </tr> </tbody> </table> <p>TABLE 27-284.4.1-B: TREE MITIGATION (REPLACEMENT) STANDARDS AND EQUIVALENCY RATIOS BY TREE TYPE(S) (THE "MINIMUM TREE REPLACEMENT TABLE")</p> <p>(a) Generally, trees to be removed shall be replaced with trees of the same or greater species, size, and health. If replacement is not possible, mitigation or compensated mitigation tree species can be exchanged for an equivalent rate of other tree types, as follows:</p> <table border="1"> <thead> <tr> <th>Required Mitigation Tree Type</th> <th>Mitigation Tree Equivalency Ratio (R)</th> <th>Type (S)</th> </tr> </thead> <tbody> <tr> <td>Palms</td> <td>0.1</td> <td>Palms (S)</td> </tr> <tr> <td>Type 1</td> <td>0.1</td> <td>Type 1</td> </tr> <tr> <td>Type 2</td> <td>0.2</td> <td>Type 2</td> </tr> <tr> <td>Type 3</td> <td>0.3</td> <td>Type 3</td> </tr> </tbody> </table> <p>NOTE: MITIGATION EQUIVALENCY RATIOS ARE RECIPROCAL</p> <p>AMOUNT OF TREES BEING REMOVE: 11 LIVE OAKS (TYPE 1)            AMOUNT OF TREE REPLACING : 9 LIVE OAKS (TYPE 1) AS 1:1 RATIO            AMOUNT OF TREE REPLACING : 6 UPRIGHT BOTTLEBRUSH (TYPE 3) AS 1:3 RATIO</p> <p>AMOUNT OF PALMS BEING REMOVED: 4 PALMS            AMOUNT OF TREE REQUIRED TO BE REPLACED : 8 TREES (TYPE 3)            AMOUNT OF TREES PROPOSED : 10 WEEPING BOTTLEBRUSH TREES (TYPE 3)</p>	TREE TYPE(S)	MULTIPLIER FOR CREDIT	MULTIPLIER FOR DEBIT	TYPE 1: 3" DBH & 10' HGT			Tree Retained			Upright Bottlebrush (Type 3)			2" to 3"	-1	1	3" to 4"	-2	2	4" to 5"	-4	4	6" to 8"	-12	12	Required Mitigation Tree Type	Mitigation Tree Equivalency Ratio (R)	Type (S)	Palms	0.1	Palms (S)	Type 1	0.1	Type 1	Type 2	0.2	Type 2	Type 3	0.3	Type 3
TREE TYPE(S)	MULTIPLIER FOR CREDIT	MULTIPLIER FOR DEBIT																																							
TYPE 1: 3" DBH & 10' HGT																																									
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Type 3	0.3	Type 3																																							

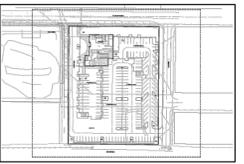
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Key Map:



Owner:



EAST TAMPA MULTIFAMILY  
TAMPA, FLORIDA

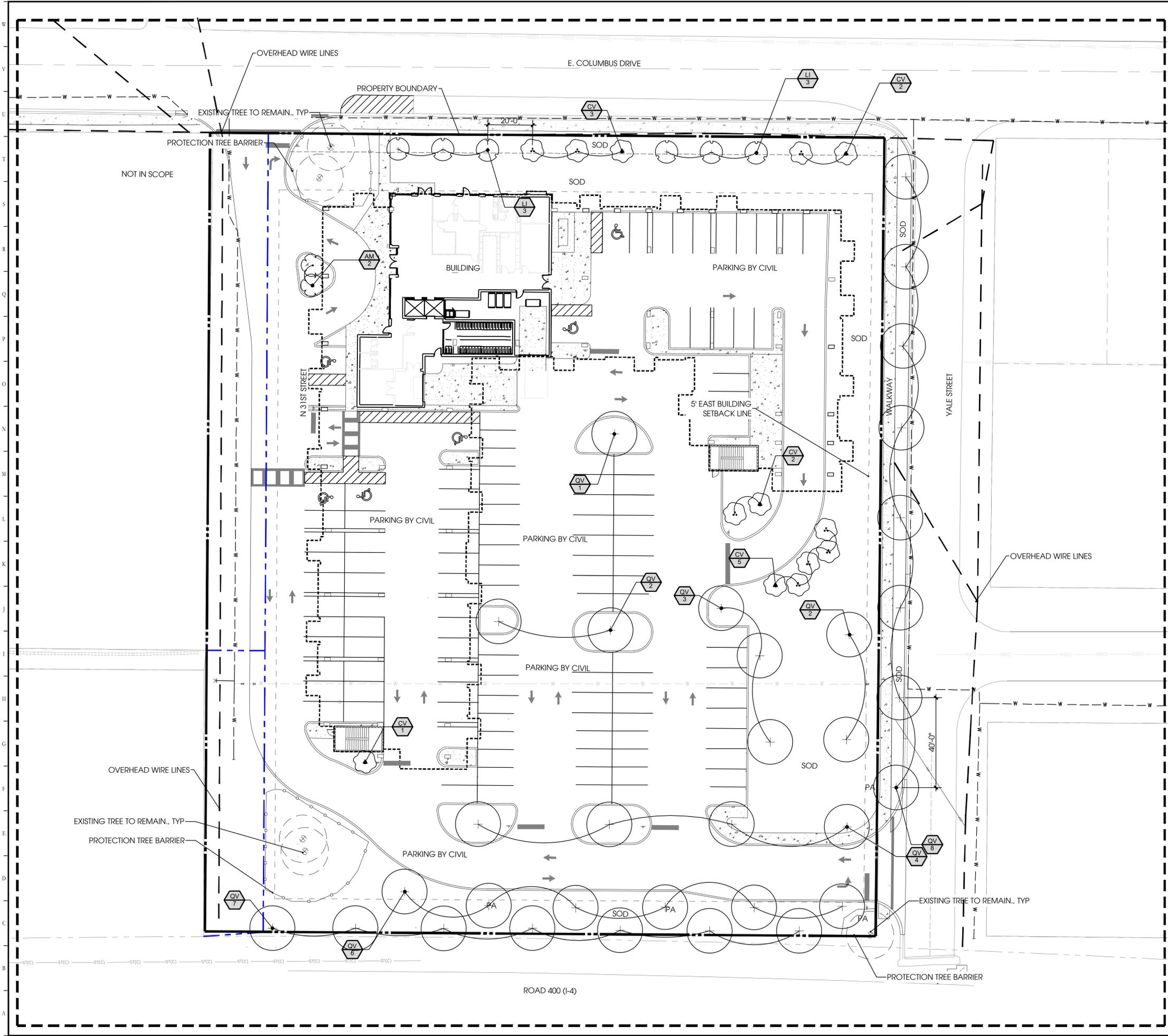
LANDSCAPE NOTES

Rev.	Date	Description	By

Date: 2025-04-18	Scale: SEE PLAN
Drawn By: AA	Designed By: AA/MB
Approved By: RS	Project No: 25015
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 DRAWING SIZE: 24" X 36"



**PLANT LEGEND**

CODE	COMMON NAME
<b>TREES</b>	
QV	Southern Live Oak
<b>PALMS</b>	
AM	Christmas Palm
<b>UNDERSTORY/ FLOWERING TREES</b>	
CV	Weeping Bottlebrush
LI	Crape Myrtle

NOTE: EXISTING TREES  
 ADDRESSED ON TREE  
 INVENTORY

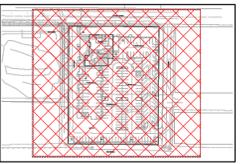
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Key Map:



Owner:



**EAST TAMPA MULTIFAMILY**  
 TAMPA, FLORIDA

**LANDSCAPE PLAN**

Rev.	Date	Description	By

Date: 2025-04-18 Scale: SEE PLAN  
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