

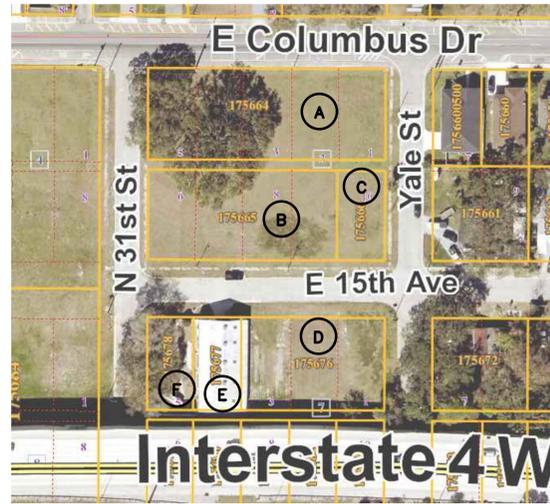
REZ 25-000097 : REZONING REQUEST FROM PLANNED DEVELOPMENT (Z94-67) AND RESIDENTIAL MULTI FAMILY (RM-16) TO PD (PLANNED DEVELOPMENT) FOR RESIDENTIAL MULTIFAMILY

Site Data Table

TOTAL SITE AREA	97,352 S.F. (2.24 ACRES)
FOLIO / ADDRESS/ PARCEL AREA/ OWNER (SEE IMAGE LEFT)	(A) 175664-0000/ 3105 E COLUMBUS DR/ 0.54 AC./ CITY OF TAMPA (B) 175665-0000/ 3004 E 15TH AVE/ 0.43 AC./ CITY OF TAMPA (C) 175666-0000/ 3010 E 15TH AVE/ 0.11 AC./ CITY OF TAMPA (D) 175676-0000/ 3007 E 15TH AVE/ 0.33 AC./ CITY OF TAMPA (E) 175677-0000/ 3003 E 15TH AVE/ 0.11 AC./ JOHN AND RUTH BOLSER (F) 175678-0000/ 3001 E 15TH AVE/ 0.11 AC./ JOHN AND RUTH BOLSER EAST 15TH AVENUE ROW VACATION 0.34 AC 1/2 NORTH 31ST STREET ROW VACATION 0.21 AC 10 FOOT ALLEY ROW VACATION 0.06 AC
SUBDIVISION	40G   VEDADO
DEVELOPER/LEASEE	INTEGRAL FLORIDA, LLC
PROPERTY LOCATION	SEE LISTED ADDRESSES ABOVE
FUTURE LAND USE	CMU-35 & CC-35
URBAN VILLAGE	EAST TAMPA
OVERLAY DISTRICT	EAST TAMPA
CURRENT ZONING	RESIDENTIAL MULTI-FAMILY (RM-16), PLANNED DEVELOPMENT (PD), (PD; Z94-67; ORD. 94-258)
ZONING REQUEST	PLANNED DEVELOPMENT (PD)
CURRENT USES	VACANT AND WAREHOUSE
PROPOSED USES	MULTIFAMILY RESIDENTIAL
FLOOD PLAIN DATA	ZONE X, FEMA MAP No. 12057C0358J EFFECTIVE DATE. OCTOBER 07, 2021
REQUIRED SETBACKS	NORTH 25', EAST 10', SOUTH 71', WEST 17'
BUILDING HEIGHT PROPOSED	67'-0" 5-STORY RESIDENTIAL
TOTAL GREENSPACE REQUIRED	(350*118 UNITS) + (40,295 * 20%)= 49,359 SF
TOTAL GREENSPACE PROVIDED	24,124 +/- SF
VUA GREENSPACE REQUIRED	20% OF VUA (40,295 SF) = 8,059 SF
VUA GREENSPACE PROVIDED	8,059 SF
MULTIFAMILY GREENSPACE REQUIRED	350 SF PER UNIT = 41,300 SF
MULTIFAMILY GREENSPACE PROVIDED	(24,124 - 8,059) SF = 16,065 SF
ONSITE TREE RETENTION	FIVE (5) ON-SITE TREES RETAINED/ FOUR (4) GRAND TREES TO BE REMOVED
TOTAL PERVIOUS AREA	24,124 SF
TOTAL IMPERVIOUS AREA	73,228 SF
PARKING REQUIRED	19 STUDIO X 1 PER UNIT = 19 SPACES 58 1BR X 1.5 PER UNIT = 87 SPACES 41 2BR X 1.5 PER UNIT = 62 SPACES 118 UNITS X .25 PER UNIT = 30 VISITOR SPACES TOTAL = 198 SPACES
PARKING PROVIDED	122 SPACES (91 STANDARD, 6 ADA, 25 COMPACT)
BICYCLE PARKING REQUIRED	0.1 BICYCLE SPACE PER UNIT = 12 BICYCLE SPACES
BICYCLE PARKING PROPOSED	37 SPACES (INSIDE BUILDING)
TOTAL PROPOSED UNITS	118 UNITS
BUILDING FOOTPRINT/LOT COVERAGE	30,259 SF/ 31.1%
ALLOWABLE FAR	1.00 FAR; UP TO 2.0 FAR IF MEETING BONUS PROVISIONS
PROPOSED FAR	123,567 GSF / 97,352 SF = 1.27
LOADING BERTHS REQUIRED	1 LOADING BERTH PER 100,000 SF RESIDENTIAL
LOADING BERTHS PROPOSED	1 LOADING BERTH; LOADING BAY: 41' X 19'

WAIVERS REQUESTED

- SECTION 27-283.15: TO ALLOW A 19' x 41' LOADING SPACE IN LIEU OF A 12' x 60' SPACE.
- SECTION 27-283.7: TO REDUCE THE REQUIRED NUMBER OF OVERALL PARKING SPACES FROM 198 REQUIRED TO 122 PROVIDED (38% REDUCTION).
- SECTION 27-284.4.1: TO REDUCE THE PERCENTAGE OF RETENTION-QUALITY TREES PRESERVED FOR A NON-WOODED SITE FROM 50% TO 30%.
- SECTION 27-284.2.5(F)(1): REQUEST TO REMOVE FOUR (4) NON-HAZARDOUS GRAND TREES (TREE #7, A 54" LIVE OAK RATED C-5, #10, A 36" LIVE OAK RATED C-5, #1, A 36" LIVE OAK RATED C-5, AND #12, A 33" LIVE OAK RATED C-5) AS SHOWN ON THE TWO REASONABLE RECONFIGURATION EXHIBITS.
- SECTION 27-284.3.3.A: REQUEST TO REDUCE THE REQUIRED MULTIFAMILY GREENSPACE FROM 350 SQUARE FEET PER UNIT TO 136 SQUARE FEET PER UNIT, SUBJECT TO LANDSCAPE IN LIEU FEES AT THE TIME OF PERMITTING.



**REZONING LEGAL DESCRIPTIONS**  
Lot 10, Block 3 Map of Vedado, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 53 of the Public Records of Hillsborough County, Florida.

Lot(s) 1, 2, 3, 4 and 5, Block 3 Map of Vedado, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 53 of the Public Records of Hillsborough County, Florida.

Lot(s) 6, 7, 8 and 9, Block 3 Map of Vedado, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 53 of the Public Records of Hillsborough County, Florida.

Lot(s) 1, 2 and 3, Block 7 Map of Vedado, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 53 of the Public Records of Hillsborough County, Florida.

Lot(s) 4 and 5, Block 7, MAP OF VEDADO, according to map or plat thereof as recorded in Plat Book 4, Page 53 of the Public Records of Hillsborough County, Florida.

Together with:  
ALL OF THAT CERTAIN 10 FOOT WIDE ALLEY BEING BOUNDED ON THE NORTH BY LOTS 1 THROUGH 5, BLOCK 3, AND BEING BOUNDED ON THE SOUTH BY LOTS 6 THROUGH 10, BLOCK 3, MAP OF VEDADO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 53 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Together With:  
THAT CERTAIN PORTION OF E. 15TH AVENUE BEING BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY OF 31ST STREET, AND BEING BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY OF YALE STREET (32ND STREET PER PLAT), MAP OF VEDADO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 53 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

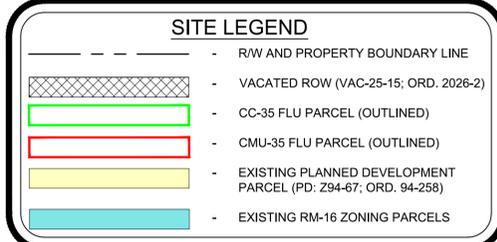
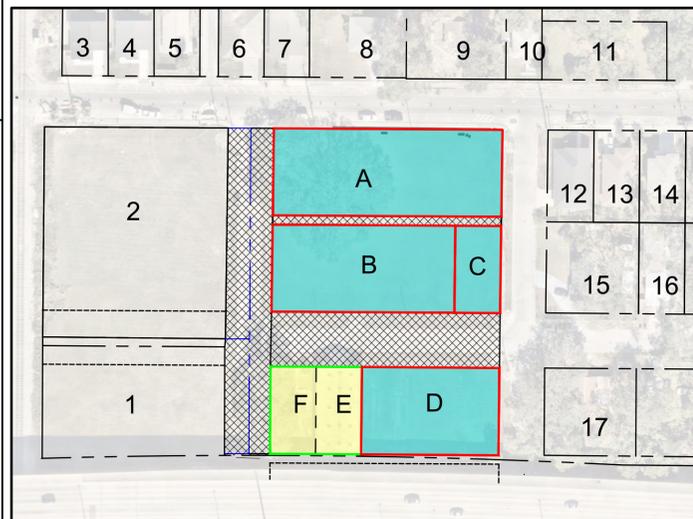
Together With:  
THE EAST 1/2of:  
THAT CERTAIN PORTION OF 31ST STREET, MAP OF VEDADO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 53 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY OF E. COLUMBUS DRIVE (MICHIGAN AVENUE PER SAID PLAT), AND BEING BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF LOT 5, BLOCK 7 OF SAID MAP OF VEDADO, INCLUDING THE INTERSECTION RIGHT-OF-WAY OF 31ST STREET AND E. 15TH AVENUE.

GENERAL NOTES:

- ALL PROPOSED AND EXISTING ADDRESSES SHALL BE ASSIGNED THROUGH THE CITY OF TAMPA AND WILL 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 5-116.1 AND 19-238.
- FINAL BUILDING FOOTPRINTS WILL BE DETERMINED DURING THE FINAL DESIGN PHASE AND SHALL MEET BUILDING SETBACKS.
- DISTRIBUTION OF UNIT TYPES MAY VARY SO LONG AS PARKING REQUIREMENTS ARE MET PER THE APPROVED WAIVER.
- ALL DEVELOPMENT ON SITE TO COMPLY WITH THE STANDARDS AND CONDITIONS OF THE ADOPTED SITE PLAN AS WELL AS CITY OF TAMPA CODE OF ORDINANCES, CHAPTERS 5, 14, 17.5, 21, 22, 23, 26, AND 27 INCLUDING ALL TECHNICAL STANDARD AND SUPPLEMENTAL REGULATIONS UNLESS OTHERWISE WAIVED HEREIN.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS, DEVELOPER SHALL BE REQUIRED TO MITIGATE ITS IMPACT ON SHELTER SPACE AS PROVIDED IN SECTION 27-282.19 AND SHALL MAKE ANY APPLICABLE PAYMENTS TO THE HILLSBOROUGH COUNTY SCHOOL BOARD.
- ALL WORK PERFORMED IN THE CITY RIGHT-OF-WAY SHALL BE PERMITTED THROUGH THE MOBILITY DEPARTMENT. SUBMIT AN APPLICATION, PLANS, CERTIFICATE OF INSURANCE AND MOT ONLINE VIA [HTTPS://ACA.TAMPAGOV.NET/CITIZENACCESS/DEFAULT.ASPXEA](https://ACA.TAMPAGOV.NET/CITIZENACCESS/DEFAULT.ASPXEA).
- ALL ABANDONED DRIVEWAYS SHALL BE REMOVED AND PUBLIC RIGHT-OF-WAY RESTORED TO CITY OF TAMPA STANDARDS AND SPECIFICATIONS. THIS IS REQUIRED BY CITY CODE 22-318.
- STORMWATER MANAGEMENT WILL BE PROVIDED VIA UNDERGROUND STORMWATER VAULTS.
- VACATED RIGHT OF WAYS WERE APPROVED ON JANUARY 8, 2026 (VAC-25-15; ORD. 2026-2).

SOLID WASTE NOTES:

- 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.
- 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.
- 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).
- 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.
- 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.
- 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.
- 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.
- BUILDING FACILITIES ARE RESPONSIBLE FOR ROLLING OUT AND BACK IN RECYCLING BINS ON SERVICE DAYS.



REF#	FOLIO #	SITE ADDRESS	ACREAGE	ELU	ZONING	FLU	FLU	TOTAL FLU ACREAGE
A	175664-0000	3105 ECOLUMBUSDR	0.54 AC.	MUNICIPAL	RM-16	CMU-35	CMU-35	1.88 AC.
B	175665-0000	3004 E15TH AVE	0.43 AC.	MUNICIPAL	RM-16	CMU-35	CC-35	0.36 AC.
C	175666-0000	3010 E15TH AVE	0.11 AC.	MUNICIPAL	RM-16	CMU-35		
D	175676-0000	3007 E15TH AVE	0.33 AC.	MUNICIPAL	RM-16	CMU-35		
E	175677-0000	3003 E15TH AVE	0.11 AC.	WAREHOUSE COMMERCIAL	PD	CC-35		
F	175678-0000	3001 E15TH AVE	0.11 AC.	VACANT COMMERCIAL	PD	CC-35		
		CMU-35 VACATED RIGHT OF WAY	0.47 AC.					
		CC-35 RIGHT OF WAY	0.14 AC.					
		TOTAL 2.24 AC						

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

CASE NO.: REZ-25-000097 DATE: / /

DATE: / / CITY COUNCIL CHAIRMAN / CHAIR PRO TEAM

DATE: / / CITY CLERK / DEPUTY CITY CLERK

DATE CERTIFIED: / / ZONING ADMINISTRATOR



Consultant

Permit/Seal

Issued

By: [Signature]

Appd: [Signature]

MM/DD/YYYY

Revision

By: [Signature]

Appd: [Signature]

MM/DD/YYYY

Client/Project: ASHLEY EAST

INTEGRAL FLORIDA, LLC.

TAMPA, FL

Project No.: 238202178

Scale:

ML Dwn. ML Dsgn. JE Chkd. 01.06.2026 MM/DD/YYYY

Title

PD TITLE PAGE

Revision: Sheet: 1 of 9

Drawing No. C-101

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

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

**SITE LEGEND**

- NEW RW & PROPERTY BOUNDARY LINE
- EXISTING RW & PROPERTY BOUNDARY LINE
- EXISTING RW TO BE VACATED
- BUILDING OVERHEAD
- STORMWATER VAULT LIMITS
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GREENSPACE
- EXISTING ASPHALT PAVEMENT
- PROPOSED CONCRETE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING OVERHEAD POWER LINES
- TREE ROOT PROTECTION ZONE

LOCATION OF CROSS WALK SUBJECT TO CHANGE BASED ON TIMING OF DEVELOPMENT AND SITE PLAN LAYOUT FOR THE EAST TAMPA INNOVATION CENTER (ETIC).

CONSTRUCTION EASEMENT AGREEMENT FOR VACATED N. 31ST ST RW WILL BE ACQUIRED BEFORE CONSTRUCTION

VAC 25-0000015 31ST STREET 50' RW VACATED (ORD. 2026-2)

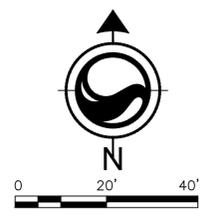
AGREEMENT WITH FDOT FOR SHARED DRIVEWAY CONSTRUCTION ON THEIR NEW PROPERTY (VACATED RW) TO BE OBTAINED PRIOR TO PERMIT

10 FOOT ALLEY VACATED (VAC 25-15; ORD. 2026-2)

PROPOSED 5' CONCRETE SIDEWALK PROVIDED VIA LANDSCAPE BUFFER

VAC 25-0000015 15TH AVENUE 60' RW VACATED (ORD. 2026-2)

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



Consultant

Revision	By	Appd	Issued
MM.DD.YYYY			
YYT.MM.DD			

Permit/Seal

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

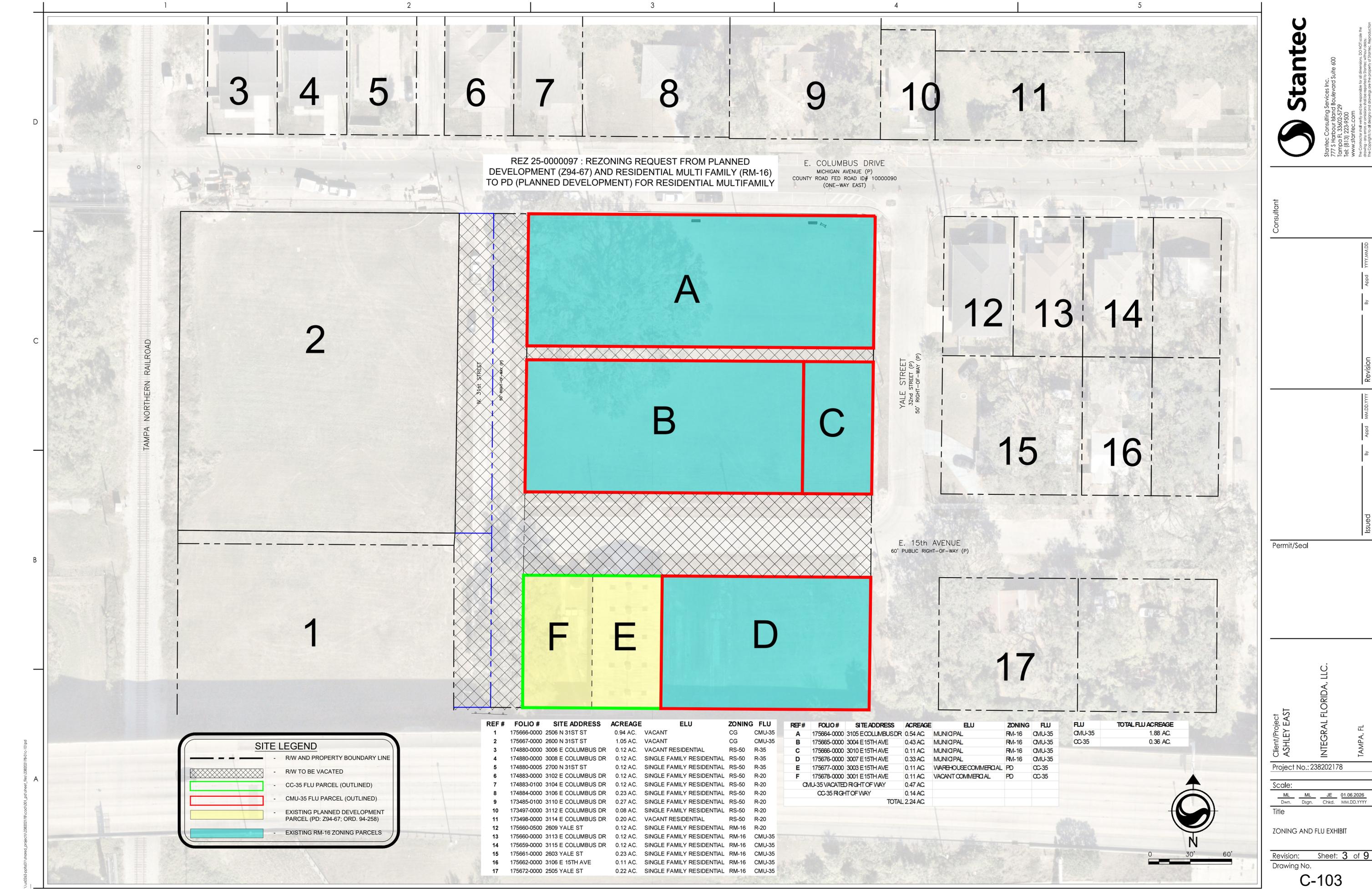
Project No.: 238202178

Scale:  
ML ML JE 01.06.2026  
Dwn. Dsgn. Chkd. MM.DD.YYYY

Title  
PD SITE PLAN

Revision: Sheet: 2 of 9  
Drawing No.

\\va2026-ep160\l\shared\_projects\238202178\cases\01\_P\DWG\C-102.dwg



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)

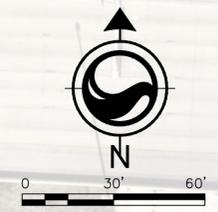
**SITE LEGEND**

- - - - - RAW AND PROPERTY BOUNDARY LINE
- [Cross-hatched] - RAW TO BE VACATED
- [Green outline] - CC-35 FLU PARCEL (OUTLINED)
- [Red outline] - CMU-35 FLU PARCEL (OUTLINED)
- [Yellow] - EXISTING PLANNED DEVELOPMENT PARCEL (PD: Z94-67; ORD. 94-258)
- [Cyan] - 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
CMU-35 VACATED RIGHT OF WAY			0.47 AC			
CC-35 RIGHT OF WAY			0.14 AC			
TOTAL			2.24 AC			

FLU	TOTAL FLU ACREAGE
CMU-35	1.88 AC
CC-35	0.36 AC



Consultant

Revision	By	Appd	Issued

\\us26-epd01\usdpsd\projects\238202178\cadd\01\_Plan\Title\_Sheet\_238202178.dwg 11/10/2023 10:10:10 AM ORIGINAL SHEET - ANSI D

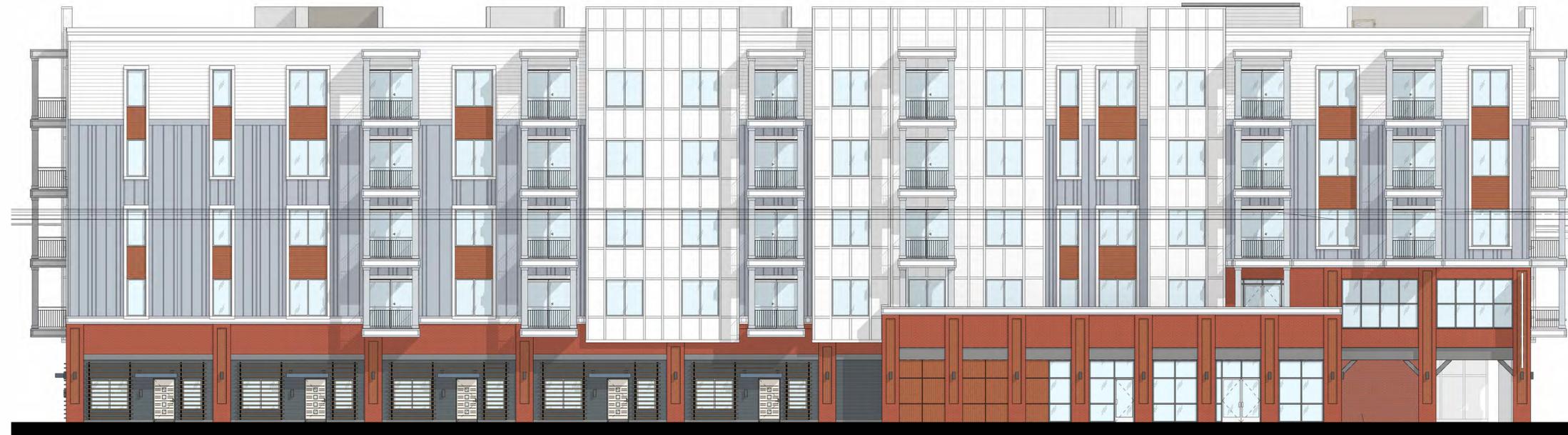
**ASHLEY EAST TAMPA APARTMENTS**

3105 EAST COLUMBUS DRIVE  
TAMPA, FL 33605



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

- PARAPET HIGH 66' - 6"
- 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"



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

- PARAPET HIGH 66' - 6"
- 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"



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

- PARAPET HIGH 66' - 6"
- 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"

THESE DRAWINGS AND PLANS, ANY REPRODUCTION THEREOF, AND ANY CAD OR ELECTRONIC FILE OF THESE DRAWINGS AND PLANS, ARE HEREBY IDENTIFIED AS THE SOLE AND EXCLUSIVE PROPERTY OF BGD ARCHITECTS, AND MAY NOT BE REPRODUCED, PUBLISHED, MODIFIED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BGD ARCHITECTS. USE OF THESE PLANS FOR CONSTRUCTION SHALL BE CONSIDERED ACCEPTANCE OF THE TERMS CONTAINED HEREIN AND THE STABILITY AND CONSTRUCTION LIABILITY OF THE PLANS. THIS PLAN SHALL NOT BE REPRODUCED OR MODIFIED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN APPROVAL OF BGD ARCHITECTS. ANY CHANGES TO THESE PLANS, REGARDLESS OF HOW MINOR, WITHOUT THE EXPRESS WRITTEN APPROVAL OF BGD ARCHITECTS, OR ANY CHANGES IN THE SCOPE, SEQUENCE, OR METHOD OF THESE PLANS FOR ARCHITECTS, ANY CONTRACTOR DERIVED FROM THESE PLANS, WITHOUT THE EXPRESS WRITTEN APPROVAL OF BGD ARCHITECTS, SHALL AUTOMATICALLY VOID ANY WARRANTIES OR CONDITIONS HEREIN AND COMPLETE RELEASE OF BGD ARCHITECTS FROM ANY LIABILITY OF ANY KIND OR CHANGE INCLUDING CONSTRUCTION OF THESE PLANS SHALL BE THE RESPONSIBILITY OF BGD ARCHITECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION, SCHEDULING AND PERFORMANCE OF ITS WORK AND ALL WORK PERFORMED BY SUBCONTRACTORS OR OTHER TRADES WITH THE DESIGN DOCUMENTS.

SEA  
L

ISSUE BY	DATE	DESCRIPTION

PROJECT INFORMATION	
PROJECT	250019
DATE	04/06/25
DRAWN	Author
CHECKED	Checker

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER  
**SD-8**





**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	B-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	1G	C-5	62	88	75	4417.9	0.9	0.75	2982	0	19.4
10	[REMOVED]	QV	Quercus virginiana	36	1G	1G	C-5	48	67	57.5	2596.7	0.9	0.75	1783	0	11.6
11	[REMOVED]	QV	Quercus virginiana	36	1G	1G	C-5	63	77	70	3848.5	0.9	0.75	2597	0	16.9
12	[REMOVED]	QV	Quercus virginiana	33	1G	1G	C-5	57	61	59	2734	0.9	0.75	1845	0	12
19	Preserved	QV	Quercus virginiana	44	1G	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**

- 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



FILE: Z:\4 Studio\Projects\2025\25015 - East Tampa MF V2 Autocad\1 Code Minimum\Sheets\25015 - Permit01.dwg  
 PRINT DATE: 26-Jan-26  
 DRAWING SIZE: 24" X 36"

W  
V  
U  
T  
S  
R  
Q  
P  
O  
N  
M  
L  
K  
J  
I  
H  
G  
F  
E  
D  
C  
B  
A

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

TAMPA, FL  
 LANDSCAPE LEGEND

PROJECT AREA: 97,352 SF  
 TOTAL BUILDING FOOTPRINT: 30,259 SF  
 PROJECT GROUP: A  
 USE TYPE: MULTI-FAMILY

SECTION 27-284.3.3 LANDSCAPE AREA AND TREE REQUIREMENTS:

MULTI-FAMILY WITH VUA:  
 MINIMUM LANDSCAPE AREA: 350 SF PER UNIT  
 AND/PLUS 20% OF THE VUA AREA = 49,359

MINIMUM TREE REQUIREMENT:  
 $40,295/1500 = 26.86$  ROUND UP TO 27 TREES

- 1 TREE PER 40 LF ABUTTING VUA  $310/40 = 7.75$  ROUND UP TO 8 TREES

MULTIFAMILY 97352 (TOTAL SF ON SITE)- 8,059=  
 $89,293 - 30,259$  (BUILDING SF)=  
 $59,034/1500 = 39.356$  ROUND UP TO 40 TREES  
 - TOTAL REQUIRED TREES  
 27 TREES + 40 TREES + 8 VUA TREES  
 =75 TREES

75 TREES REQUIRED = 75 PROPOSED + 5 EXISTING

FRONT BUFFER (ADJACENT TO VUA)  
 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

EAST BUFFER (ANY OTHER C USE)  
 BUFFER WIDTH: 5'  
 TREES REQUIRE: 1 TYPE 2 OR 3 TREE EVERY 20' OF CENTER  
 TREES PROVIDED: 9 TYPE 1 TREES, 1 EVERY 40' OF CENTER  
 HEDGE/SHRUB REQUIRE: 3' HEIGHT  
 HEDGE/SHRUB PROVIDED: A HEDGE OF MINIMUM 3' IN HEIGHT

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

SOUTH BUFFER (ADJACENT TO VUA)  
 TREES REQUIRE: 1 TREE EVERY 40' OF CENTER  
 TREES PROVIDED: 5 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

SOUTH FRONTAGE

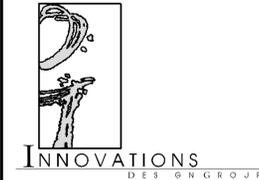
TREES REQUIRE: 1 TREE EVERY 40' OF CENTER  
 TREES PROVIDED: 7 TYPE 1 TREES, 1 EVERY 40' OF

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  
 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)

NOTES:

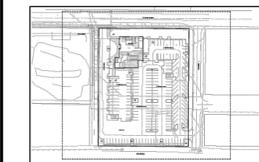
1. DEVELOPMENT PLANS AND ACTIVITIES SHALL LABEL AND PROTECT THE TREE PROTECTIVE RADIUS FOR ALL PRESERVED TREES PER COT TREE AND LANDSCAPE TECHNICAL MANUAL.
2. PER CITY OF TAMPA TREE AND LANDSCAPE TECHNICAL MANUAL: THE NATURAL RESOURCE COORDINATOR MAY APPROVE ALTERNATIVE PROTECTION METHODS, FOLLOWING 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.
3. 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.
4. 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.
5. NO ARTIFICIAL TURF CAN BE PLACED WITHIN THE PROTECTIVE RADIUS OF ANY PROTECTED TREE PER TREE AND LANDSCAPE TECHNICAL MANUAL AND CHAPTER 27.
6. AT THE TIME OF PERMITTING, THE APPLICANT WILL WORK WITH NATURAL RESOURCES STAFF TO ENSURE ACCURATE PLACEMENT OF PLANTS/TREES.
7. 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.

Designed By:



122 W PINE ST., STE 202 ORLANDO, FL 32801  
 WWW.INNOVATIONS-DESIGN.COM 407-440-3574

Key Map:



Owner:



EAST TAMPA MULTIFAMILY  
 TAMPA, FLORIDA

LANDSCAPE NOTES

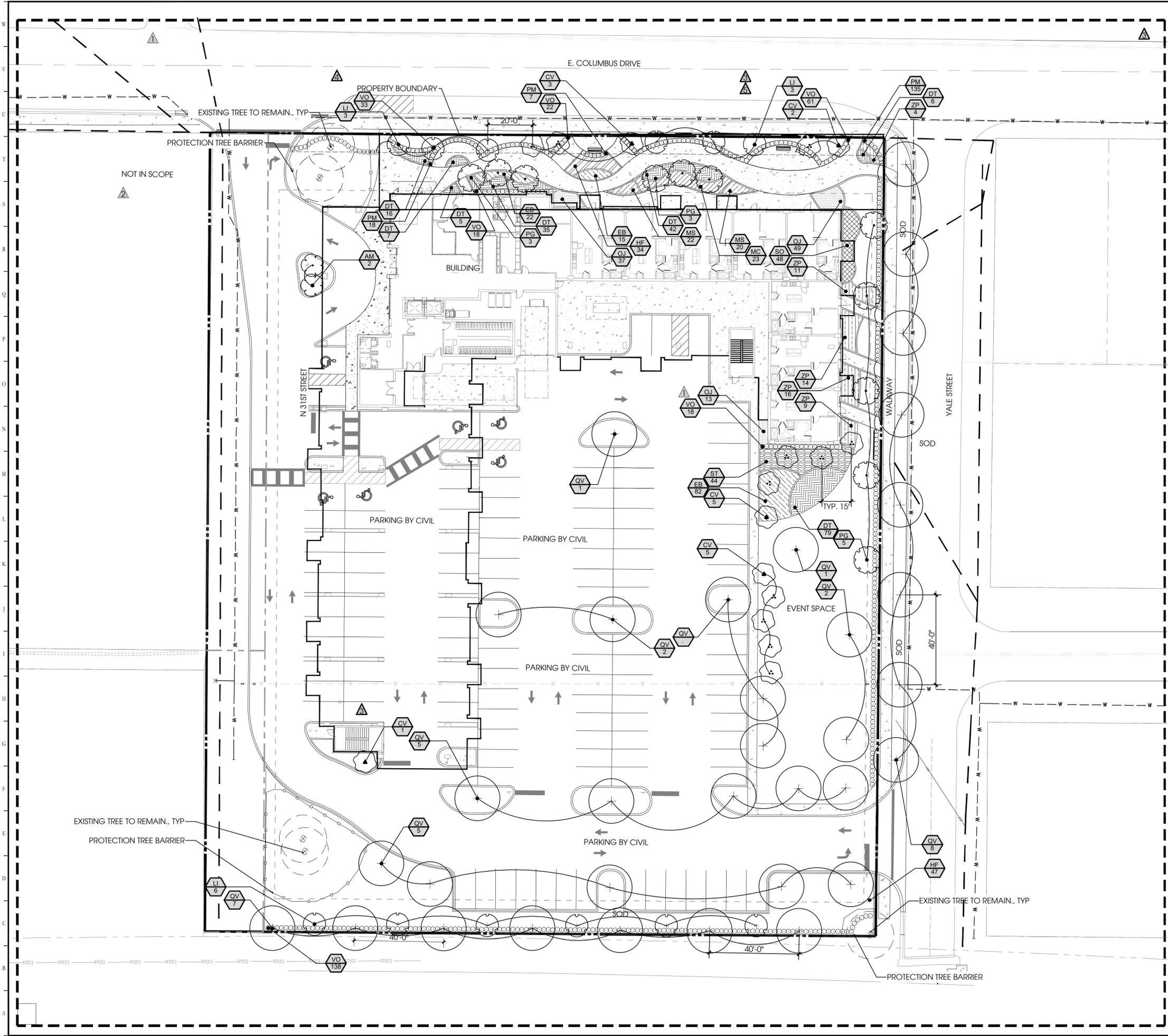
Rev.	Date:	Description:	By:
1	09/19/2025	CITY COMMENTS	FA/AA
2	10/03/2025	CITY COMMENTS	AA
3	12/03/2025	CITY COMMENTS	LH
4	01/05/2026	CITY COMMENTS	LH
5	01/21/2026	CITY COMMENTS	LH
6			
7			

Date: 2025-04-18	Scale: SEE PLAN
Drawn By: AA	Designed By: AA/MB
Approved By: RS	Project No: 25015
©Innovations Design Group, Inc.	

DESIGNER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S RESPONSIBILITY DOES NOT INCLUDE THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S RESPONSIBILITY DOES NOT INCLUDE THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S RESPONSIBILITY DOES NOT INCLUDE THE DESIGN AND CONSTRUCTION OF THE PROJECT.

Seal:	Sheet Number:  LS-00
-------	----------------------------

FILE: Z:\4 Studio\Projects\2025\25015 - East Tampa MF V2 Autocad\1 Code Minimum\Sheets\25015 - Permitt01.dwg  
 PRINT DATE: 26-Jan-26  
 DRAWING SIZE: 24" X 36"



### PLANT SCHEDULE

CODE	COMMON NAME
<b>TREES</b>	
PG	Podocarpus Fern Pine
QV	Southern Live Oak
<b>PALMS</b>	
AM	Christmas Palm
<b>UNDERSTORY/ FLOWERING TREES</b>	
LI	Crape Myrtle
CR	Upright Bottlebrush
CV	Weeping Bottlebrush
<b>SHRUBS</b>	
PM	Podocarpus
VO	Sweet Viburnum
<b>SHRUB AREAS</b>	
PA	Blue Plumbago
ZP	Coontie
HF	Dwarf Firebush
SO	Dwarf Umbrella Tree
IP	Dwarf Yellow Ixora
ST	Trinette Variegated Schefflera
<b>GROUND COVERS</b>	
ANN	Annuals
DT	Blueberry Flax Lily
EB	Brazilian Dwarf Morning Glory
OJ	Mondo Grass
MC	Pink Muhly Grass
MS	Sunshine Mimosa

NOTE: EXISTING TREES ADDRESSED ON TREE INVENTORY



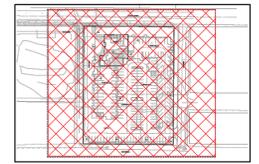
0 10' 20' 40'  
 SCALE: 1" = 20'-0"

Designed By:



122 W PINE ST., STE 202 ORLANDO, FL 32801  
 WWW.INNOVATIONS-DESIGN.COM 407-440-3574

Key Map:



Owner:



EAST TAMPA MULTIFAMILY  
 TAMPA, FLORIDA

LANDSCAPE PLAN

Rev.	Date	Description	By
1	09/19/2025	CITY COMMENTS	FA/AA
2	10/03/2025	CITY COMMENTS	AA
3	12/03/2025	CITY COMMENTS	LH
4	01/05/2026	CITY COMMENTS	LH
5	01/21/2026	CITY COMMENTS	LH

Date: 2025-04-18	Scale: SEE PLAN
Drawn By: AA	Designed By: AA/MB
Approved By: RS	Project No: 25015
©Innovations Design Group, Inc.	

Seal:	Sheet Number:
	LS-01