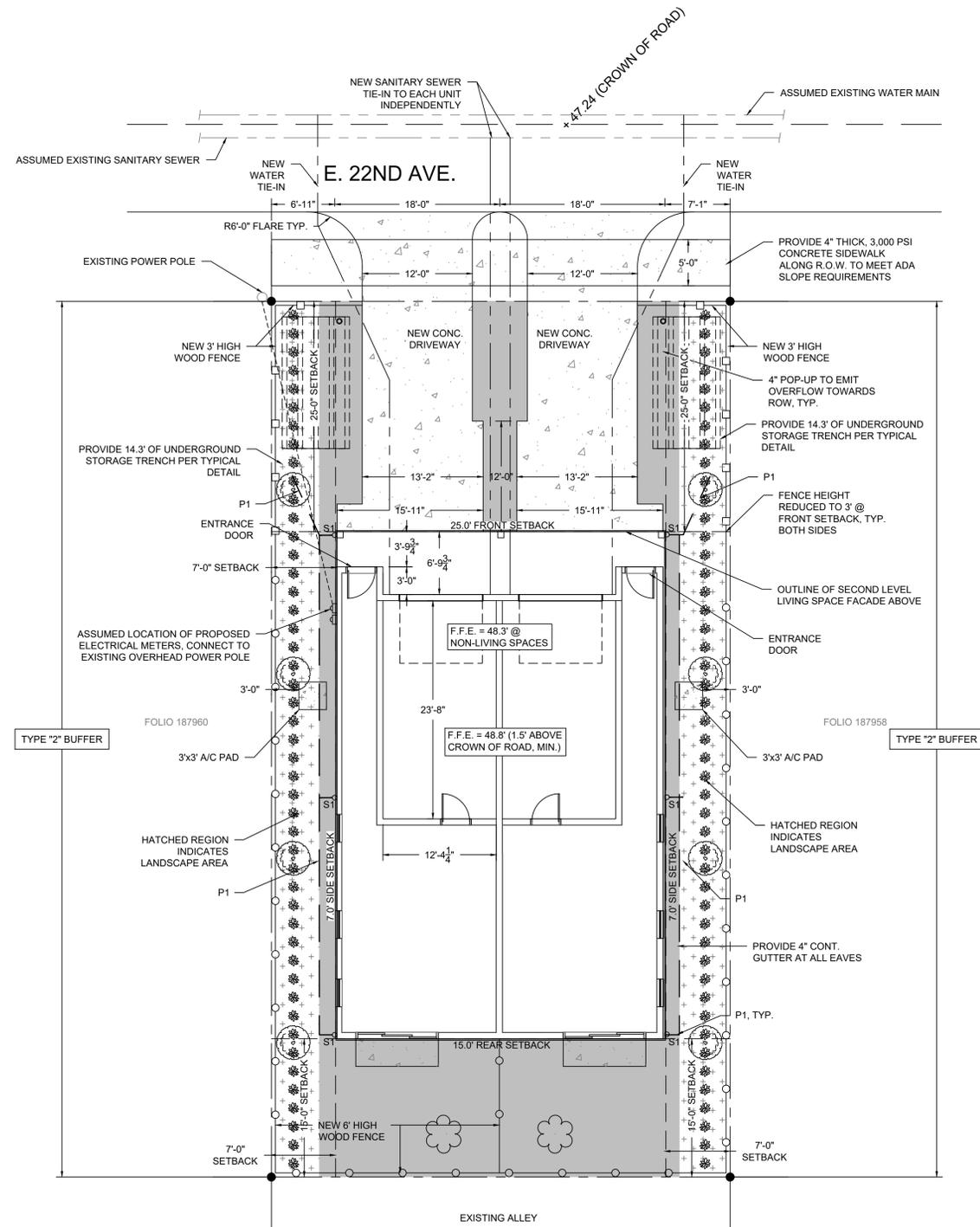


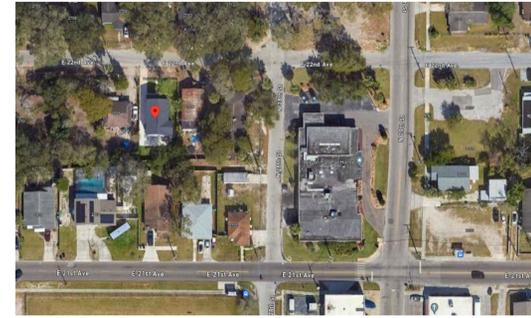
REZ-25-0000129 REQUEST TO REZONE FROM RESIDENTIAL MULTI-FAMILY (RM-16) TO PLANNED DEVELOPMENT (PD) FOR RESIDENTIAL SINGLE FAMILY SEMI-DETACHED



SITE PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES:

DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS SET FORTH IN SECTION 27-140 REGARDING BONUS DENSITY/FAR. REFER TO THE 'BONUS PROVISION AGREEMENT' THAT DEMONSTRATES COMPLIANCE WITH SECTION 27-140, APPROVED/ADOPTED CONCURRENT WITH THIS SITE PLAN ZONING.



VICINITY MAP
SCALE: N.T.S.

- GENERAL NOTES**
1. THE DEVELOPMENT SHALL COMPLY WITH THE CITY OF TAMPA'S ADOPTED TRANSPORTATION TECHNICAL STANDARDS.
 2. DEVELOPMENT SHALL COMPLY WITH THE CITY OF TAMPA STORMWATER TECHNICAL STANDARDS, CHAPTER 21 OF THE CITY OF TAMPA CODE.
 3. ROOF ACCESS SHALL COMPLY WITH SECTION 27-158.
 4. ANY PROJECTION INTO A SETBACK SHALL BE DONE IN ACCORDANCE WITH SECTION 27-159.
 5. ALL DEVELOPMENT ON SITE TO COMPLY WITH CITY OF TAMPA, CODE OF ORDINANCES, CHAPTERS 5, 17.5, 22, 23, 26, 27 INCLUDING ALL TECHNICAL STANDARDS AND SUPPLEMENTAL REGULATIONS. PROPERTY IS SUBJECT TO COMPLIANCE, UNLESS OTHERWISE WAIVED HEREIN.

- NATURAL RESOURCES**
1. ANY CONSTRUCTION STAGING WHICH TAKES PLACE ON SITE WILL OCCUR OUTSIDE OF THE PROTECTIVE RADIUS OF ANY EXISTING TREES.
 2. UTILITIES INSTALLED NEAR GRAND TREES MUST MEET THE FOLLOWING MINIMUM PROTECTIVE RADIUS: 20' FOR ANY GRAND TREE, 10' FOR PROTECTED TREES, AND 15' FOR SPECIMEN TREES.
 3. POWER LINE TREE SPECIES SHALL BE REQUIRED WHEREVER THERE ARE TREES PLANTED WITHIN THE 30' VERTICAL PLANE OF EXISTING POWER LINES.
 4. INVASIVE SPECIES OF PLANT MATERIAL SHALL BE REMOVED AS PART OF THE SITE CLEARING PERMIT ACTIVITY.
 5. ROOT PRUNING WILL OCCUR AT THE EDGE OF THE PROTECTIVE ROOT ZONE AND SHALL BE SEVERED CLEANLY.
 6. NO ARTIFICIAL TURF CAN BE PLACED WITHIN THE PROTECTIVE RADIUS OF ANY PROTECTED TREE PER COT TREE AND LANDSCAPE TECHNICAL MANUAL AND CHAPTER 27.
 7. DEVELOPMENT SHALL COMPLY WITH SECTION 27-284 UNLESS OTHERWISE WAIVED HEREIN.

LANDSCAPE AREAS:

LOT SIZE (ACRES OR SQ. FT.): 4,750 S.F.
 TOTAL IMPERVIOUS AREA: 2,623 S.F.
 GREEN SPACE AREA: 2,141 S.F.

PLANTING AREA:
 BUFFER TYPE "2" = 925 L.F.
 (8) TREES + (47) SHRUBS REQUIRED

LDC BUFFERS:

TYPE "1" BUFFER REQUIRED BETWEEN PARKING & ROADWAYS
 - 2 TREES
 - 5'0" WIDTH BUFFER AREA REQUIRES CONTINUOUS FENCE INSTALLED HEIGHT OF 36"

TYPE "2" BUFFER REQUIRED BETWEEN RSF AND CG USE
 - 4 TREES + 47 SHRUBS PER 100'
 - 5'0" WIDTH BUFFER AREA REQUIRES CONTINUOUS FENCE INSTALLED HEIGHT OF 36"

GENERAL NOTE:
 - MUST ACHIEVE 80% OPACITY WITHIN ONE YEAR OF PLANTING, TO A HEIGHT OF 6'

SITE DATA:

SITE ADDRESS: 2707 E. 22ND AVE. TAMPA, FL
 FOLIO NUMBER: 187959-0000
 DEVELOPED USE: 0100 SINGLE FAMILY R
 FLOOD ZONE: "X" PER FIRM MAP 12057C 0360H
 GROSS ACREAGE: 4,750 S.F./0.11 ACRES
 LANDSCAPED AREA: 2,105.03 S.F.
 MAXIMUM BUILDING HEIGHT: 35'
 PROPOSED BUILDING HEIGHT: 33'-4" MAX FROM F.F.E.

ZONING
 EXISTING ZONING: RM-16
 PROPOSED ZONING: PD

FUTURE LAND USE
 EXISTING FLU: RES-20
 PROPOSED FLU: RES-20

OVERLAY DISTRICT: EAST TAMPA

PROPOSED USE
 EXISTING USE: SINGLE FAMILY
 PROPOSED USE: SINGLE FAMILY SEMI-DETACHED

PARKING
 REQUIRED ON-SITE PARKING SPACES: 2 PER DWELLING UNIT
 PROVIDED ON-SITE PARKING SPACES: 4 SPACES (2 GARAGE, 2 DRIVEWAY)

PROPOSED SITE SETBACKS
 FRONT: 25'
 SIDES: 7'
 REAR: 15'

DENSITY
 MAX # OF UNITS ALLOWED IN R-20 2 UNITS (20 UNITS PER ACRE WITH BONUS PROVISION AGREEMENT)
 PROPOSED DENSITY: 2 UNITS

LEGAL DESCRIPTION

LOT 3, BLOCK 45, MAP OF CAMPOBELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AREA INFO:

LOT SIZE (ACRES OR SQ. FT.): 4,750 S.F.
 COVERED RESIDENCE FOOTPRINT: 1,943.5 S.F.
 CONCRETE/ PAVING AREA: 778 S.F.
 OTHER IMPERVIOUS AREAS: 66 S.F.
 TOTAL IMPERVIOUS AREA: 2,787.5 S.F.
 (% OF IMPERVIOUS AREA: 58.6% LOT COVERED)

SITE PLAN LEGEND:

- NEW SHADE TREE
- TREE TO BE REMOVED

CASE NO. _____ DATE: _____
 DATE: _____ CITY COUNCIL CHAIRMAN
 DATE: _____ CITY CLERK
 DATE CERTIFIED: _____ ZONING ADMINISTRATOR



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NO.	ISSUE	DATE
1.	REZ-25-0000129 SUBMITTAL	01.13.2026
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PROJECT INFORMATION:
 NEW DUPLEX FOR:
AQUINO & MARSICANO
 2707 E. 22ND AVE
 TAMPA, FLORIDA

JOB NO. ET23-1051_CO1
 DRAWN VBC/SRS
 DESIGN CC
 CHECK SPD

SITE PLAN
C1.1

TABLE 284.4.1-A: TREE RETENTION-MITIGATION EQUIVALENCY TABLES BY TREE TYPE [6]

	Trees Retained				Grand Trees Retained			
	Diameter (inches) / Dripline (feet)	# of trees	Retention Multiplier	Total Credits	# of trees	Equivalent # of 2.5" Cal Trees	Total Credits	
TYPE 1: TALL & WIDE	5" to 10"	2	-1	2	Grand tree(s)	0	0	
	11" to 20"	0	-2	0				
	21" to 25"	0	-4	0				
	26" to <32"	0	-12	0				
	Subtotal	0		0	Subtotal		0	
	Trees Removed				Grand Trees Removed			
	Diameter (inches) / Dripline (feet)	# of trees	Replacement Multiplier	Total Debits	# of trees	Equivalent # of 2.5" Cal Trees	Total Debits	
	5" to 10"	0	1	0	Grand tree(s)	0	0	
	11" to 20"	0	2	0				
	21" to 25"	0	3	0				
26" to <32"	0	4	0					
Subtotal	0		0	Subtotal		0		
Type 1: Total Mitigation Trees Required							0	
TYPE 2: TALL & NARROW	Trees Retained				Grand Trees Retained			
	Diameter (inches) / Dripline (feet)	# of trees	Retention Multiplier	Total Credits	# of trees	Equivalent # of 2.5" Cal Trees	Total Credits	
	5" to 17"	8	-1	8	Grand tree(s)	0	0	
	18" to 29"	0	-2	0				
	30" to <32"	0	-3	0				
	Subtotal	0		0	Subtotal		0	
	Trees Removed				Grand Trees Removed			
	Diameter (inches) / Dripline (feet)	# of trees	Replacement Multiplier	Total Debits	# of trees	Equivalent # of 2.5" Cal Trees	Total Debits	
	5" to 17"	0	1	0	Grand tree(s)	0	0	
	18" to 29"	0	2	0				
30" to <32"	0	3	0					
Subtotal	0		0	Subtotal		0		
Type 2: Total Mitigation Trees Required							0	
TYPE 3: SHORT & WIDE/MULTI-STEM	Trees Retained				Grand Trees Retained			
	Diameter (inches) / Dripline (feet)	# of trees	Retention Multiplier	Total Credits	# of trees	Equivalent # of 2.5" Cal Trees	Total Credits	
	5" to 7"	0	-1	0	Grand tree(s)	0	0	
	8" to 17"	0	-2	0				
	18" to 29"	0	-3	0				
	30" to <32"	0	-12	0				
	Subtotal	0		0	Subtotal		0	
	Trees Removed				Grand Trees Removed			
	Diameter (inches) / Dripline (feet)	# of trees	Replacement Multiplier	Total Debits	# of trees	Equivalent # of 2.5" Cal Trees	Total Debits	
	5" to 7"	0	1	0	Grand tree(s)	0	0	
8" to 17"	0	2	0					
18" to 29"	0	3	0					
30" to <32"	0	4	0					
Subtotal	0		0	Subtotal		0		
Type 3: Total Mitigation Trees Required							0	

PALMS	Trees Retained				Trees Removed			
	Palms with 6' clear trunk	# of trees	Retention Multiplier	Total Credits	Palms with 6' clear trunk	# of trees	Replacement Multiplier	Total Debits
		0	-1	0		0	1	0
	Subtotal	0		0	Subtotal	0		0
Palm: Total Mitigation Trees Required								0

NOTES:

- [1] All grand tree species calculated at "moderate" growth rate and using 10" caliper tree as standard 5-Year Parity (i.e. 154 SF replacement Crown Footprint per 2.5" caliper tree planted).
- [2] Species Rating % standardized to mid-point of range. SR ["Species Rating"]: Rating denotes comparative value by species, based on suitability & performance as 'urban trees', using FL ISA's Tree Species Ratings (2016); recorded as PERCENT. If SR not available, use CR value (see Table 284.3.2-A City of Tampa Tree Matrix).
- [3] CR ["Condition Rating"]: Rating using Tree Hazard Evaluation Method (Matheny and Clark 1994); recorded as a PERCENT ['A'=100%, 'B'=90%, 'C'=75%, 'D'=40%, 'F'=0%].
- [4] Refer to Table 284.4.1-A1 Range of Species Ratings below.
- [5] Credit for grand tree retention is calculated in the same manner as debits.
- [6] All mitigation trees measuring less than 5" shall be factored into this table as a 5" tree.

Reference: "ft" means "feet;" "in" means "inches;" "SF" means "square feet;" "cal" means "caliper."



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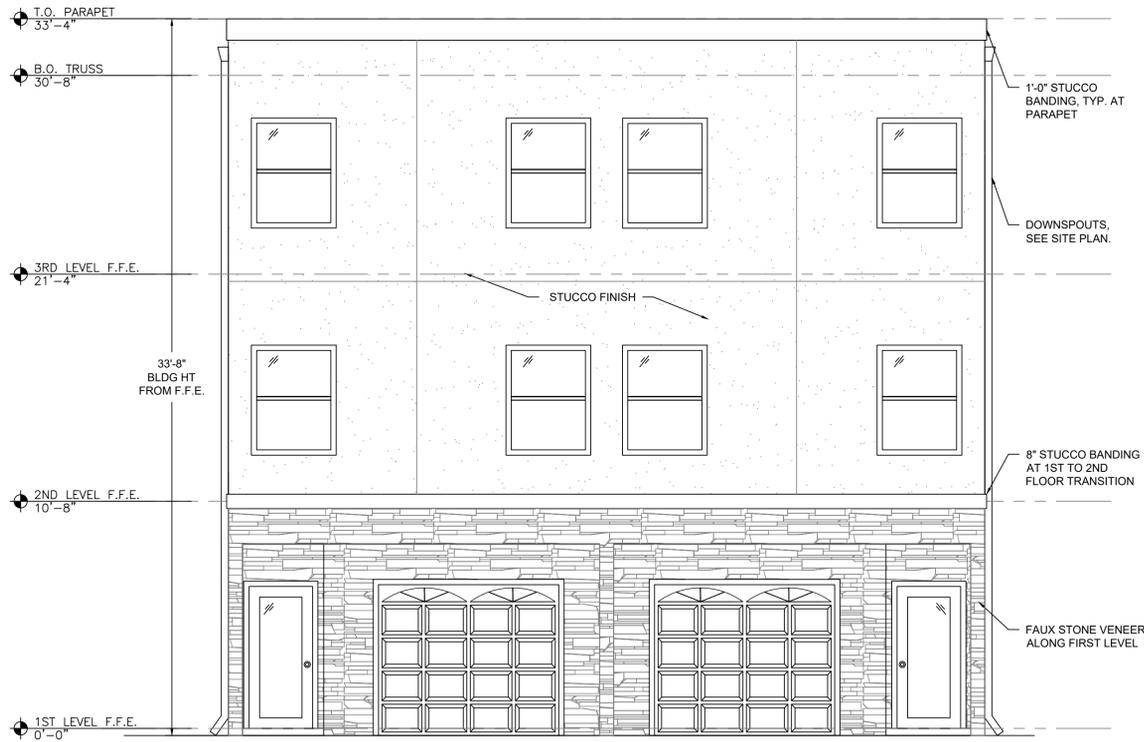
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TREE TABLE

C2.1



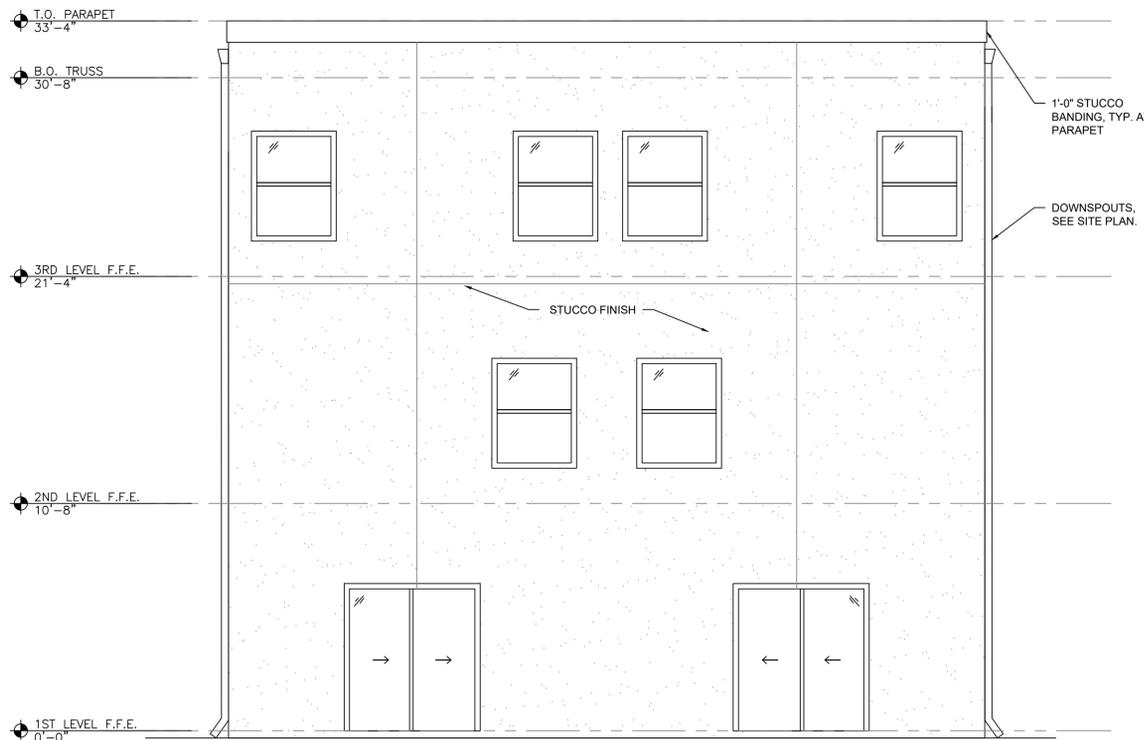
TRANSPARENCY CALCULATIONS:
 REQUIRED TRANSPARENCY = 20% MIN.
 WALL AREA = 793.35 S.F.
 TRANSPARENCY AREA = 345.76 S.F.
 TRANSPARENCY PERCENTAGE = 43.58%

1 NORTH ELEVATION
 A2.1 SCALE: 1/4" = 1'-0"



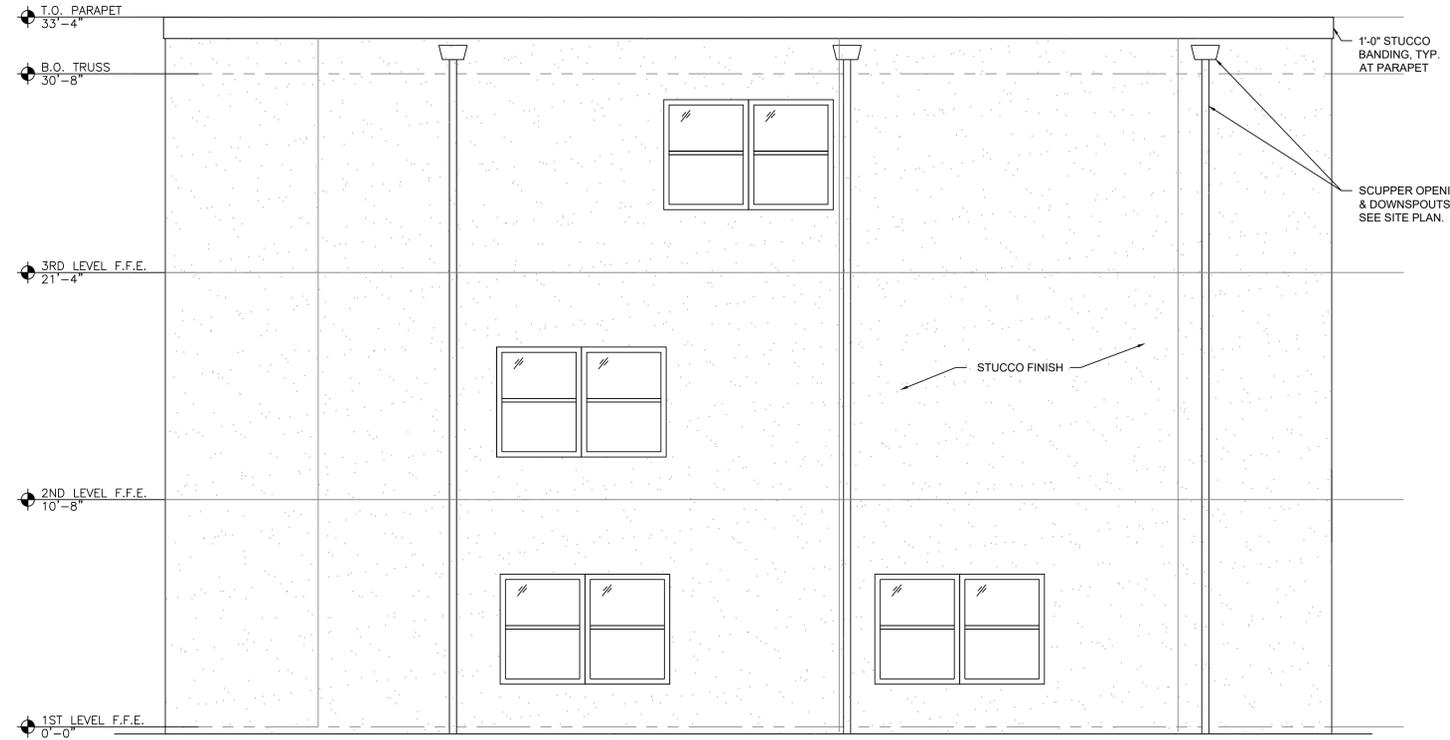
TRANSPARENCY CALCULATIONS:
 REQUIRED TRANSPARENCY = 10% MIN.
 WALL AREA = 1631.80 S.F.
 TRANSPARENCY AREA = 165.33 S.F.
 TRANSPARENCY PERCENTAGE = 10.13%

2 EAST ELEVATION
 A2.1 SCALE: 1/4" = 1'-0"



TRANSPARENCY CALCULATIONS:
 REQUIRED TRANSPARENCY = 20% MIN.
 WALL AREA = 988.45 S.F.
 TRANSPARENCY AREA = 212.76 S.F.
 TRANSPARENCY PERCENTAGE = 21.52%

3 SOUTH ELEVATION
 A2.1 SCALE: 1/4" = 1'-0"



TRANSPARENCY CALCULATIONS:
 REQUIRED TRANSPARENCY = 10% MIN.
 WALL AREA = 1631.80 S.F.
 TRANSPARENCY AREA = 165.33 S.F.
 TRANSPARENCY PERCENTAGE = 10.13%

4 WEST ELEVATION
 A2.1 SCALE: 1/4" = 1'-0"



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BUILDING ELEVATIONS

A2.1