

REQUEST TO REZONE FROM RES. SINGLE-FAMILY (RS-50) TO PLANNED DEVELOPMENT (PD) FOR RES. SINGLE FAMILY SEMI-DETACHED

**SITE ADDRESS: 1307 W. LA SALLE ST.
 REZ-26-0000003**

SITE DATA TABLE

SITE INFORMATION		PROPOSED DEVELOPMENT	
ADDRESS:	1307 W. LA SALLE ST. TAMPA, FL 33607	PROPOSED USE:	RESIDENTIAL SINGLE-FAMILY SEMI-DETACHED (DUPEX)
OWNER:	ARTESTACATO LLC	DENSITY:	2 UNITS PROVIDED (20 UNITS/ACRE)
PIN:	A-14-29-18-4PO-000001-00019.0		BONUS PROVISION AGREEMENT REQUIRED
FOIO:	178328-0000		MAX # OF UNITS ALLOWED IN R-20: 4 (W/ BONUS PROVISION AGREEMENT)
LEGAL DESCRIPTION:	LOT 19 AND 20 OF BLOCK 1 OF "COLLINS PHILIP 2ND ADDITION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 66, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.	HEIGHT:	MAX BUILDING HEIGHT: 35'-0" TO ROOF (40' TO PROJECTIONS PER SEC. 27-158)
		PROPOSED:	31'-9" TO ROOF
SITE AREA:	0.22 acres (9,583sq ft)	STORIES:	2
FLOOD ZONE:	ZONE X - FEMA MAP 12057C0353J EFFECTIVE ON 10/07/2021	PROPOSED:	2
EXISTING LOT COVERAGE:		BUILDING AREA:	HABITABLE 8,400sf (-2,100sf PER UNIT) GROSS 9,400sf (-2,350sf PER UNIT)
IMPERVIOUS:	2,538sf (27%)	SETBACKS:	
PERVIOUS:	2,708sf (73%)	SOUTH:	16'-0"
EXISTING ZONING:	RS-50	EAST:	5'-0"
FUTURE LAND USE:	R-20	WEST:	5'-0"
OVERLAY DISTRICT:	WEST TAMPA	NORTH:	10'-0"
CURRENT USE:	SINGLE-FAMILY		

BLOCK AVERAGING MEASUREMENTS

Address	Distance to property line (ft)
1305 W La Salle	21.0'
1311	17.5'
1335	15.2'
1337	13.1'
1339	15.0'
1341	13.9'
1345	16.3'

Average = 16.0' (16'-0") from property line to front facade

TREE MITIGATION TABLE - NO PROTECTED TREES ARE BEING REMOVED

ON-SITE TREE TABLE

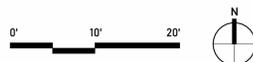
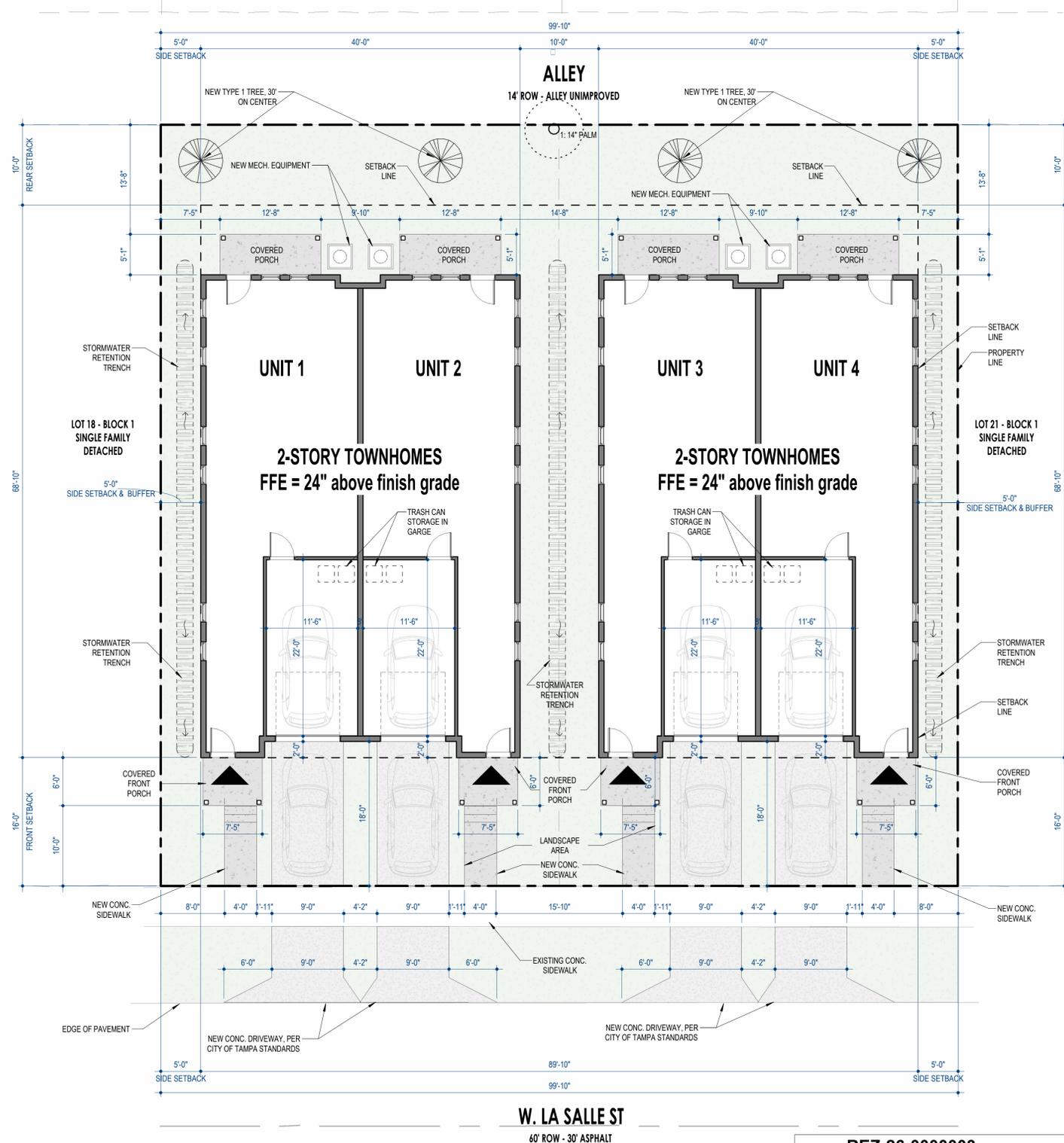
TREE	SIZE	TYPE	DISPOSITION
1	14"	PALM	RETAINED

WAIVERS:

- SECTION 27-241: REQUEST TO ALLOW VEHICULAR ACCESS FROM THE FRONT

SHEET INDEX

SHEET #	SHEET NAME
A1.00	SITE PLAN
A3.00	ELEVATIONS



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

CASE NO: **REZ-26-0000003**

CERTIFIED DATE:	CITY COUNCIL CHAIRMAN:
CERTIFIED DATE:	CITY CLERK:
CERTIFIED DATE:	ZONNING ADMINISTRATOR:

GENERAL NOTES

- ALL DEVELOPMENT ON SITE TO COMPLY WITH THE CITY OF TAMPA CODE OF ORDINANCES, CHAPTERS 5, 11.5, 21, 22, 23, 26 & 27, INCLUDING ALL TECHNICAL STANDARDS, SUPPLEMENTAL REGULATIONS, UNLESS OTHERWISE WAIVED HEREIN.
- BUILDING TO COMPLY WITH ALL DESIGN STANDARDS OF THE WEST TAMPA OVERLAY DISTRICT PER 27-241, UNLESS OTHERWISE WAIVED HEREIN.
- THE SITE PLAN IS CONCEPTUAL AND BUILDING FOOTPRINTS, PARKING LOCATIONS, AND DRIVEWAY LOCATIONS AS SHOWN ARE SUBJECT TO CHANGE. HOWEVER, ANY MODIFICATION TO THE FOOTPRINT MUST MEET THE SETBACKS STATED HEREIN.
- ALL ABANDONED DRIVEWAYS SHALL BE REMOVED AND PUBLIC RIGHT-OF-WAY SHALL BE RESTORED TO THE CITY OF TAMPA STANDARDS AND SPECIFICATIONS.
- ALL UTILITY WORK PERFORMED WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERMITTED THROUGH THE MOBILITY DEPARTMENT. EMAIL APPLICATION, PLANS, CERTIFICATE OF INSURANCE AND MOT PLAN TO: rightofwaypermits@tampa.gov. CONTACT RIGHT-OF-WAY PERMITTING AT 813.274.8333.
- THE MAXIMUM BUILDING HEIGHT OF 35' DOES NOT INCLUDE ALLOWANCES FOR PARAPET WALLS (MAX OF 5') AND ROOF STRUCTURE FOR ELEVATORS AND MECHANICAL EQUIPMENT SO LONG AS THEY DO NOT COVER MORE THAN 20% OF THE ROOF AREA. ALL PROJECTIONS SHALL COMPLY WITH SECTION 27-158(A).
- PROJECTIONS INTO REQUIRED YARDS WILL COMPLY WITH SECTION 27-159.
- PURSUANT TO SEC. 27-140 THE APPLICANT HAS ENTERED INTO A BONUS AGREEMENT FOR THE AMOUNT OF \$25,191.60 IN ORDER TO ACHIEVE ONE ADDITIONAL DWELLING UNIT TO PERMIT THE DEVELOPMENT OF TWO(2) UNITS.
- ALL DEVELOPMENT ON SITE TO COMPLY WITH CITY OF TAMPA SEC 27-241(6)(2)(C.8) M.I.D. - VEHICLE ACCESS AND FLOW.
- ALL DEVELOPMENT ON SITE TO COMPLY WITH CITY OF TAMPA SEC. 27-241 WEST TAMPA OVERLAY STANDARDS.

TRANSPORTATION NOTES

- ALL WORK PERFORMED WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERMITTED THROUGH THE MOBILITY DIVISION. APPLICANT WILL SUBMIT AN APPLICATION, CONSTRUCTION PLANS, CERTIFICATE OF INSURANCE AND MOT PLAN OUTLINE VIA <https://aca.tampagov.net/onlineaccess/default.aspx>

NATURAL RESOURCES

- NO ARTIFICIAL TURF CAN BE PLACED WITHIN THE PROTECTIVE RADIUS OF ANY PROTECTED TREE PER COT TREE AND LANDSCAPE MANUAL AND CHAPTER 27.
- PER 27-284.3.2-B - AREAS OF A PARCEL WHICH ARE USED FOR STORMWATER RETENTION MUST BE LESS THAN 2 FEET IN DEPTH (FROM THE MEAN HIGH WATERLINE TO THE TOP OF THE BANK) TO COUNT AS GREENSPACE.
- AN ARBORIST REPORT IS REQUIRED FOR ALL ENCROACHMENTS INTO A TREE'S PROTECTIVE RADIUS.

STORMWATER NOTES

- DEVELOPMENT SHALL COMPLY WITH CITY OF TAMPA STORMWATER TECHNICAL STANDARDS, CHAPTER 21 OF THE CITY OF TAMPA CODE.
- THE SITE IS WITHIN ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN IN THE FLOOD INSURANCE RATE MAP 12057C0353J EFFECTIVE ON 10/07/2021 FOR THE CITY OF TAMPA.

SOLID WASTE NOTES

- THE SITE SHALL COMPLY WITH CHAPTER 26 - SOLID WASTE.
- SOLID WASTE COLLECTION SERVICE SHALL BE CURBSIDE. OWNERS SHALL BE RESPONSIBLE FOR THE PLACEMENT OF THE REFUSE CARTS AT THE CURB ON COLLECTION DAYS AS WELL AS PLACING THE REFUSE CARTS WITHIN THE GARAGE(S) AFTER THE COLLECTION PROCESS.
- ALL REFUSE CARTS SHALL BE STORED WITHIN THE GARAGE(S) IN A PLACE NOT VISIBLE FROM RIGHT OF WAY OR ADJACENT PROPERTIES ON NON-COLLECTION DAYS.

TREE PROTECTION

- 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 BELOW.
- NO CHANGES TO THE PREDEVELOPMENT 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 ALTERATION(S) 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.
- ALL CANOPY PRUNING MUST MEET ANSI A300 PRUNING PER "AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS", ANSI A300, CURRENT EDITION. WORK SHOULD BE PLANNED AND SUPERVISED BY AN ISA CERTIFIED ARBORIST.
- ROOT PRUNING SHALL BE PERFORMED TO ANSI A300 STANDARDS; MUST BE CLEAN, SEVERED CUTS (NOT JAGGED OR FRAYED). ROOT PRUNING SHALL BE PERFORMED WITH SPECIFICALLY DESIGNED MECHANICAL ROOT PRUNING TOOLS (VERMEER OR DOSKO) OR HAND PRUNERS, LOPPERS, HAND SAWS, RECIPROCATING SAWS, OSCILLATING SAWS, OR SMALL CHAIN SAWS. TRENCERS, EXCAVATORS, AND BACKHOES SHALL NOT BE USED TO PRUNE OR CRUSH ROOTS.

SITE LEGEND

	PROPERTY LINE
	SETBACK LINE
	BUILDING ABOVE LINE
	PROTECTED TREE AND ROOT PROTECTION ZONE. SEE ARBORIST REPORT AND S.L.D.
	TREE TO BE REMOVED, SEE ARBORIST REPORT AND S.L.D.
	BUILDING ENTRANCE, FRONT DOORS
	SPOT ELEVATION, S.C.D.



CONSULTANT

REZONING TO PLANNED DEVELOPMENT

1307 W. LA SALLE ST
 TAMPA, FL 33607

REVISIONS

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, COPIED OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

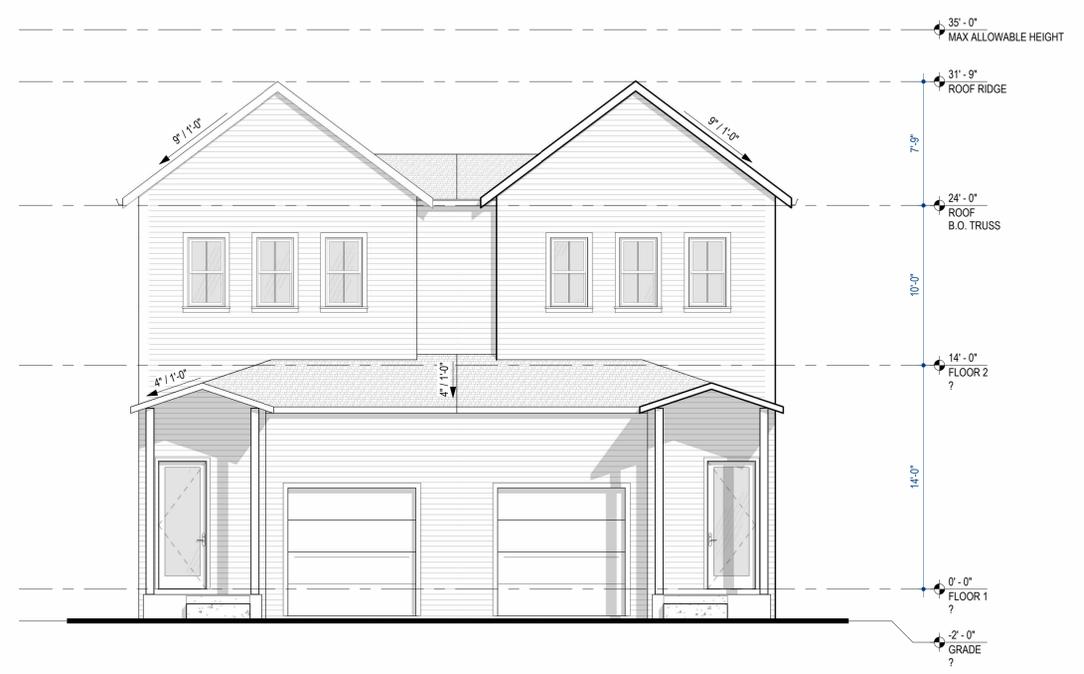
SITE PLAN

SCALE: As Indicated PROJECT #: 2044
 DRAWN: PMP CHECKED: PMP

A1.00



EAST ELEVATION 2
 3/16" = 1'-0"



SOUTH ELEVATION (REAR) 4
 3/16" = 1'-0"



WEST ELEVATION 1
 3/16" = 1'-0"



NORTH ELEVATION (LA SALLE ST) 3
 3/16" = 1'-0"