

REZ 26-000032 FOLIO # 194088-000 / 110 SOUTH BOULEVARD : REZONING REQUEST FROM PLANNED DEVELOPMENT (REZ-22-40), RESIDENTIAL MULTI-FAMILY AND STRIP CENTER RETAIL INCLUDING BANK AND DRIVE-IN USES TO PLANNED DEVELOPMENT FOR RESIDENTIAL-MULTIFAMILY-HIGH-RISE AND COMMERCIAL OFFICE PARKING



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SITE DATA TABLE	
TOTAL SITE AREA	41,548 SF (0.95 ACRES)
FOLIO / ADDRESS/ OWNER	194088-000/ 110 SOUTH BOULEVARD/ UNIVERSITY OF TAMPA INC
DEVELOPER	RISE SPARTANS, LLC.
FUTURE LAND USE	RMU-100
OVERLAY DISTRICT	NONE
CURRENT ZONING	PLANNED DEVELOPMENT (PD)
ZONING REQUEST	PLANNED DEVELOPMENT (PD)
CURRENT USES	BANK WITH DRIVE-IN
PROPOSED USES	RESIDENTIAL-MULTI-FAMILY-HIGH-RISE AND COMMERCIAL OFFICE PARKING
FLOOD PLAIN DATA	ZONE X, FEMA MAP No. 12057C0358J EFFECTIVE DATE. OCTOBER 07, 2021
BUILDING HEIGHT PROPOSED	162'-0" 11-STORY RESIDENTIAL
BUILDING SETBACKS	MINIMUM ALLOWABLE BUILDING SETBACKS TO BE 0' (FOR ALL PROPERTY LINES)
GREENSPACE REQUIRED	30% OF PARCEL AREA (EXCLUDING BUILDING FOOTPRINT) (41,548 - 21,600) X 30% = 5,948 SF
GREENSPACE PROVIDED	3,963 +/- SF SEE WAIVER LISTED BELOW
REQUIRED TREES	18 TREES (SEE TREE DISPOSITION PLAN)
PROVIDED TREES	17 TREES, 12 PALMS
VUA GREENSPACE REQUIRED	20% OF VUA (14,437) = 2,887 SF
VUA GREENSPACE PROVIDED	2,887 SF
MIN REQUIRED TREES BASED ON VUA	1 TREE /1,500 SF OF VUA = 10 TREES
ONSITE TREE RETENTION	NO ONSITE TREES RETAINED
TOTAL PERVIOUS AREA	3,963 SF
TOTAL IMPERVIOUS AREA	37,585 SF
PARKING REQUIRED	49 1BR X 1.5 PER UNIT = 74 SPACES 189 2BR X 1.5 PER UNIT = 284 SPACES 238 UNITS X .25 PER UNIT = 60 VISITOR SPACES
PARKING PROVIDED	41 ON SITE SPACES (35 STANDARD, 2 ADA, 4 COMPACT) (3 SPACES DEDICATED TO FOLIO# 194092.0000) SEE WAIVER LISTED BELOW
BICYCLE PARKING REQUIRED	0.1 BICYCLE SPACE PER UNIT = 24 BICYCLE SPACES
BICYCLE PARKING PROPOSED	54 SPACES
TOTAL PROPOSED UNITS	238 UNITS
BUILDING FOOTPRINT/LOT COVERAGE	21,600 SF/ 52.0%
ALLOWABLE FAR	3.5 FAR; UP TO 7.0 FAR WITH BONUS PROVISIONS
PROPOSED FAR	215,000 GSF / 41,548 SF = 5.2 FAR
LOADING BERTHS REQUIRED	1 LOADING BERTH PER 100,000 SF RESIDENTIAL; 215,000 SF = 2 LOADING BERTHS
LOADING BERTHS PROPOSED	1 LOADING BERTH; LOADING BAY: 12' X 39' SEE WAIVER LISTED BELOW

REQUESTED WAIVERS:

- SECTION 27-284.2.5.(F)(1): TO REMOVE ONE NON-HAZARDOUS GRAND, TREE #49, A 40' LIVE OAK RATED C-5; IN ARBORIST REPORT
- SECTION 27-283.15: TO ALLOW ONE 12' x 39' LOADING SPACE IN LIEU OF TWO 12' x 60' SPACES
- SECTION 27-284.3.3: TO ALLOW FOR A ONE FOOT BUFFER BETWEEN MULTI-FAMILY RESIDENTIAL AND GROUP C USE (FOLIO#194092.0000)
- SECTION 27-284.3.3.(A): TO REDUCE THE MULTI-FAMILY LANDSCAPE AREA FROM 30% TO 0%
- SECTION 27-284.3.7: SECTION 27-283.7: TO REDUCE THE REQUIRED PARKING FROM 418 REQUIRED TO 41 PROVIDED
- SECTION 27-284.3.3.(D):
 - TO REDUCE THE VUA GREENSPACE REQUIRED FROM 20% TO 14%
 - TO REDUCE THE MINIMUM PARKING ISLAND WIDTH FROM 13' TO 0'
 - TO REDUCE THE REQUIRED 8 FEET VEHICULAR USE AREA BUFFER TO THE DIMENSIONS AS SHOWN ON THE PLAN ALONG THE NORTH, EAST AND SOUTH



LOCATION MAP

PARCEL LEGAL DESCRIPTION:

THE SOUTH 22 FEET OF LOT 4, ALL OF LOTS 5, 6, 7 IN BLOCK 1 AND LOTS 9 AND 10 IN BLOCK 1, TOGETHER WITH 1/2 OF CLOSED ALLEY ABUTTING LOTS 5, 6, 7, 9 AND 10, BLOCK 1, PLAN OF WASHINGTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 4; SAID LANDS SITUATE, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

REQUIRED NOTES

- STATEMENT OF COMMITMENT TO COMPLY WITH CITY OF TAMPA DEVELOPMENT REGULATIONS, SUCH AS THE TREE AND LANDSCAPE CODE, STORMWATER MANAGEMENT REGULATIONS AND FIRE CODES APPLICABLE TO THE PROJECT AT TIME OF PERMITTING.
- ALL EXISTING NONCONFORMING STRUCTURES ON SITE ARE SUBJECT TO SECTION 27-297 OF THE CITY OF TAMPA CODE OF ORDINANCES.

GENERAL NOTES

- ACCORDING TO CITY OF TAMPA CODE SECTION 27-241(e)(2), THE FEE OF ANY NEW PROPOSED MULTI-FAMILY STRUCTURE MUST BE A MINIMUM OF 24" ABOVE EXISTING GRADE.
- ALL PROPOSED 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.
- THE FOOTPRINT OF THE PROPOSED BUILDINGS IS CONCEPTUAL IN NATURE AND MAY BE MODIFIED SO LONG AS IT COMPLIES WITH THE SETBACKS ESTABLISHED IN THE SITE DATA TABLE.
- THE UNIT COUNT AND BEDROOM MIX SHOWN IN THE SITE DATA TABLE IS SUBJECT TO CHANGE. HOWEVER, THE MAXIMUM NUMBER OF UNITS SHALL NOT EXCEED 238 UNITS AND THE DEVELOPMENT SHALL PROVIDE PARKING IN ACCORDANCE WITH THE WAIVER APPROVED HEREIN.
- 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, AND 27 INCLUDING ALL TECHNICAL STANDARD AND SUPPLEMENTAL REGULATIONS UNLESS OTHERWISE WAIVED HEREIN.
- NO DEVELOPMENT PERMITS WILL BE APPROVED UNTIL ANY IMPACTED EASEMENT BEING ENCLOSED UPON HAS BEEN RELEASED AND EXISTING FACILITIES HAVE BEEN RELOCATED TO A NEW EASEMENT AND/OR ABANDONED.
- 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.
- BALCONY ENCROACHMENTS ARE PERMITTED WITHIN THE ESTABLISHED BUILDING SETBACKS ABOVE 14 FEET.
- REFERENCE BONUS PROVISION AGREEMENT REGARDING PROPOSED SITE FAR.
- THE MULTIFAMILY DEVELOPMENT WILL BE OWNED BY UNIVERSITY OF TAMPA INC FOR THE PURPOSES OF PROVIDING HOUSING TO ITS STUDENTS AND STAFF. IF THE PD IS APPROVED, THIS SITE PLAN NOTE 10. WILL BE DEEMED A CONDITION "REQUIRED" BY CITY COUNCIL FOR PURPOSES OF SEC 27-138 (7) OF THE LAND DEVELOPMENT CODE.

RIGHT OF WAY NOTES

- ALL WORK PERFORMED IN THE CITY RIGHT-OF-WAY SHALL BE PERMITTED THROUGH THE MOBILITY DEPARTMENT. APPLICANT WILL SUBMIT AN APPLICATION, CONSTRUCTION PLANS, CERTIFICATE OF INSURANCE AND MOT PLAN ONLINE VIA [HTTPS://ACA.TAMPAGOV.NET/CITIZENACCESS/DEFAULT.ASPXEAS](https://aca.tampagov.net/citizenaccess/default.aspxeas)
- 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.
- DEVELOPER WILL APPLY FOR A RELEASE OF EASEMENT TO CONSTRUCT WITHIN PORTION OF VACATED ALLEY AND ACKNOWLEDGES THAT THE EASEMENT MUST BE RELEASED PRIOR TO ISSUANCE OF THE FIRST SITE BUILDING PERMIT.

TRANSPORTATION NOTES

- ANY LANDSCAPING AND STRUCTURES WILL COMPLY WITH SIGHT VISIBILITY STANDARDS IN CHAPTER 27-283.5.
- ANY PROPOSED ENCROACHMENTS INTO PUBLIC RIGHT OF WAY IS/ARE SUBJECT TO REVIEW AND APPROVAL THROUGH A SEPARATE ENCROACHMENT APPLICATION PROCESS.
- DEVELOPER WILL WORK WITH THE CITY AND TECO TO UPGRADE THE STREET LIGHTING AROUND THE PROPERTY PRIOR TO FIRST BUILDING PERMIT. CONTACT JAN WASHINGTON AT 813-538-0526
- PROPOSED TRANSFORMER BOXES MUST BE INSTALLED ONSITE AND MEET SETBACK REQUIREMENTS. TRANSFORMER BOXES MUST NOT BE INSTALLED IN CITY RIGHT OF WAY. TRANSFORMERS INSTALLED INSIDE THE BUILDING WILL NEED TO MEET FLORIDA BUILDING CODE AND TECO REQUIREMENTS.
- THE DEVELOPER WILL PROVIDE RIGHT OF WAY FOR A 10 FEET BY 10 FEET TRIANGULAR CORNER CLIP FOR A FUTURE SIGNAL POLE AT THE CORNER OF SOUTH BOULEVARD AND CLEVELAND STREET.
- BIKE PARKING SHALL BE LOCATED IN A COVERED, ACCESSIBLE LOCATION OR INTERNAL TO THE BUILDING.
- PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, A MITIGATION PAYMENT OF \$ 55,958.42 SHALL BE PAID TO THE MOBILITY DEPARTMENT FOR IMPROVEMENTS IN THE INTERBAY DISTRICT AREA.

NATURAL RESOURCE NOTES

- TYPE 1 OR 2 TREES WITH A SINGLE TRUNK OF 4" CALIPER SHALL BE USED FOR THE STREET TREES PROPOSED IN THE RIGHT-OF-WAYS.
- IN LOCATIONS WHERE THE PROTECTIVE RADIUS CONFLICTS WITH THE PROPOSED CONSTRUCTION, ALTERNATE CONSTRUCTION METHODS SHALL BE IMPLEMENTED WHICH MAY INCLUDE A STRUCTURAL LINTEL SYSTEM AND SLAB TO SPAN THE ROOT SYSTEM AS MUCH AS POSSIBLE.
- CONSTRUCTION CONFLICTS SHALL BE HAND DUG WITHIN THE PROTECTIVE RADIUS OF THE OFF-SITE PRESERVED TREES. NO GRADE CHANGES PERMITTED WITHIN PROTECTIVE RADI OF PRESERVED TREES. ANY ROOTS OVER 2" WILL NEED TO BE APPROVED BY NATURAL RESOURCES BEFORE SEVERANCE.
- COT TREE AND LANDSCAPE TECHNICAL MANUAL - MINIMUM PROTECTIVE RADIUS FOR GRAND TREES 32' AND OVER IS A 20' MINIMUM PROTECTIVE RADIUS, 25' TO BELOW 32' IS A MINIMUM 15' PROTECTIVE RADIUS, AND PROTECTED TREES ARE A MINIMUM 10' PROTECTIVE RADIUS. RADIUS IS FROM THE EDGE OF TRUNK OUTWARDS TO THE CORRECT PROTECTIVE RADIUS MEASUREMENT. 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 SECTION 27.284.2.3: ALL ROOT AND CANOPY PRUNING TO BE PERFORMED BY AN ISA CERTIFIED ARBORIST AND TO FOLLOW ANSI A300 STANDARDS. ONLY CANOPY PRUNING WHICH IS NECESSARY TO OBTAIN BUILDING CLEARANCE AND REMOVE/REDUCE HAZARDOUS CONDITIONS SHALL OCCUR

STORMWATER NOTES

- STORMWATER MANAGEMENT WILL BE PROVIDED VIA UNDERGROUND STORMWATER VAULTS.
- DEVELOPMENT SHALL COMPLY WITH CITY OF TAMPA STORMWATER TECHNICAL STANDARDS.

SOLID WASTE NOTES

- THE SITE SHALL COMPLY WITH CHAPTER 26 AND CHAPTER 27-288 OF THE CITY OF TAMPA LAND DEVELOPMENT CODE.
- THE SCREENING ENCLOSURE SHALL BE A MINIMUM OF 8' IN HEIGHT. THE MINIMUM INTERIOR DIMENSIONS SHALL BE 15' WIDE X 30' IN DEPTH.
- THE OPENING DOORS SHALL BE SOLID 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, THEN THE ENCLOSURE SHALL BE ENLARGED TO ACCOMMODATE THE DIFFERENCE.
- SAFETY BOLLARDS SHALL BE INSTALLED INSIDE, WITHIN THE REAR 2', OF THE COMPACTOR ENCLOSURE ALLOWING FOR 33' FROM THE FACE OF THE BOLLARDS TO THE INTERIOR FRONT WALL (DOORS 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 COMPACTOR TO BE SET ON (SAME DIMENSIONS AS ENCLOSURE INTERIOR). A CONCRETE APPROACH APRON IN FRONT OF THE ENCLOSURE SHALL ALSO BE INSTALLED.
- THERE WILL BE A 16' VERTICAL CLEARANCE OVER THE COMPACTOR, OVER THE SERVICE VEHICLE AT THE POINT OF COLLECTION AND AT THE DOOR OPENING TO ALLOW ADEQUATE SPACE FOR PICK UP 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.
- 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.

URBAN DESIGN NOTES

- PROPERTY IS LOCATED WITHIN NATIONAL HISTORIC DISTRICT. NO CONTRIBUTING STRUCTURES ON THE PROPERTY.
- THE SITE SHALL HAVE DIRECT ACCESS TO AN ARTERIAL OR COLLECTOR STREET AS SHOWN ON THE MAJOR STREET MAP.

UTILITY NOTES

- NO DEVELOPMENT PERMITS WILL BE APPROVED UNTIL ANY IMPACTED EASEMENT BEING ENCLOSED UPON HAS BEEN RELEASED AND EXISTING FACILITIES HAVE BEEN RELOCATED TO A NEW EASEMENT AND/OR ABANDONED.
- EXISTING WASTEWATER INFRASTRUCTURE LOCATED WITHIN THE PROPERTY LIMITS TO BE REROUTED AND PLACED IN SERVICE PRIOR TO THE REMOVAL OF THE EXISTING INFRASTRUCTURE.

CASE NO: REZ-26-0000032	DATE: ____/____/____
DATE	CITY COUNCIL CHAIRMAN / CHAIR PRO TEAM
DATE	CITY CLERK / DEPUTY CITY CLERK
DATE CERTIFIED	ZONING ADMINISTRATOR

Consultant

Revision

Issued

Permit/Seal

Client/Project
RISE SPARTANS, LLC.

UTAMPA STUDENT
HOUSING
TAMPA, FL

Project No.: 238202313

Scale:

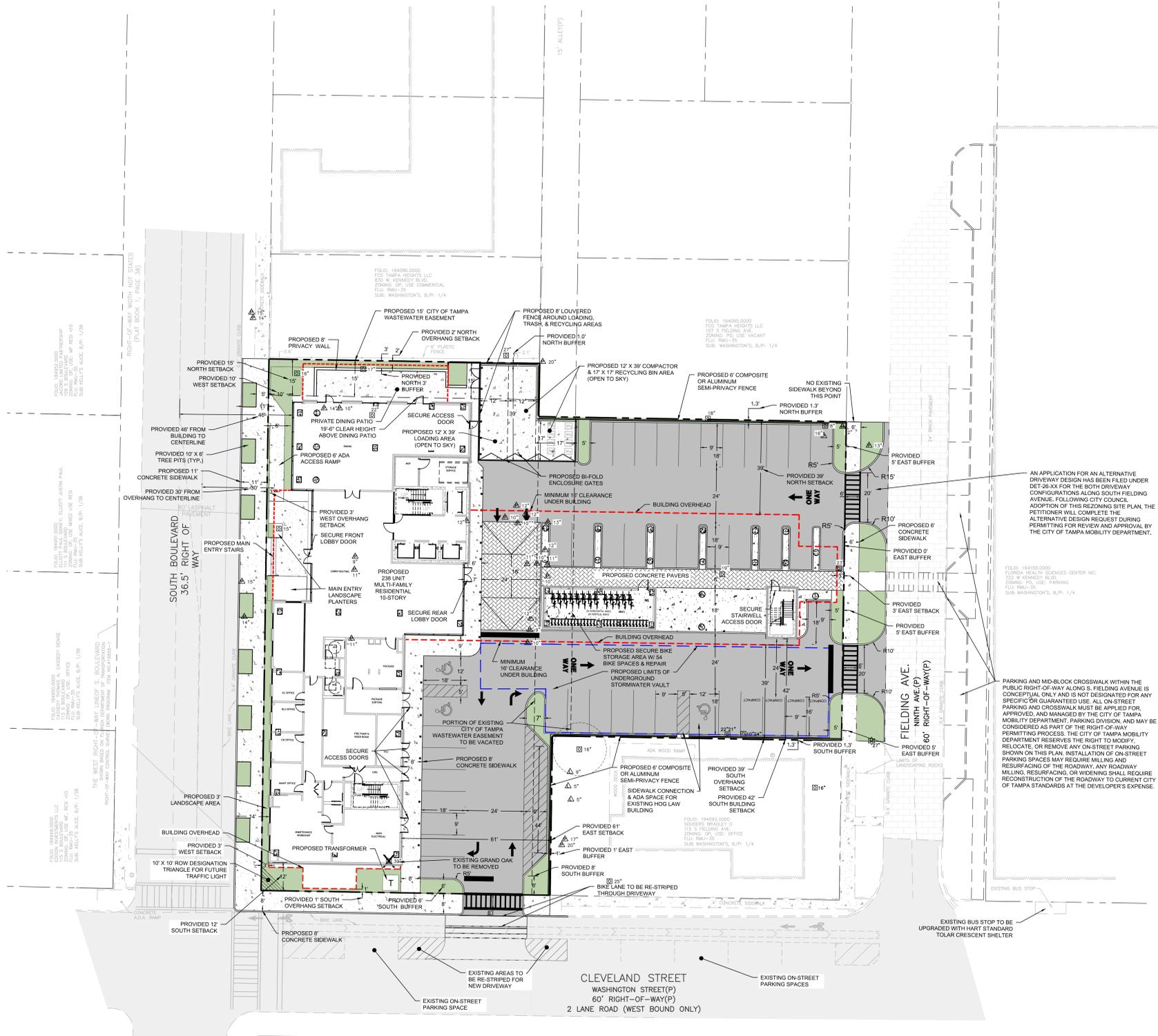
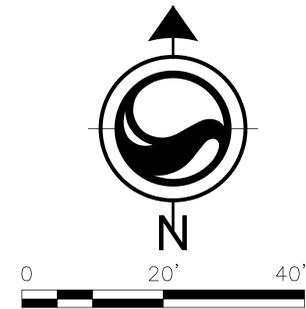
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PD TITLE PAGE

Revision: _____ Sheet: 1 of 11
Drawing No.

C-100

SITE LEGEND	
	PROPERTY BOUNDARY LINE
	EXISTING R/W & PROPERTY BOUNDARY LINE
	BUILDING OVERHEAD
	STORMWATER VAULT LIMITS
	EXISTING TREE TO REMAIN
	TREE ROOT PROTECTION ZONE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED GREENSPACE
	EXISTING ASPHALT PAVEMENT
	EXISTING BRICK PAVERS
	PROPOSED CONCRETE
	PROPOSED CONCRETE PAVER



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Revision	By	Appd	YYYY.MM.DD

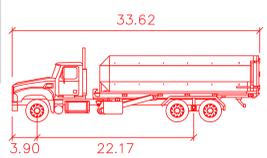
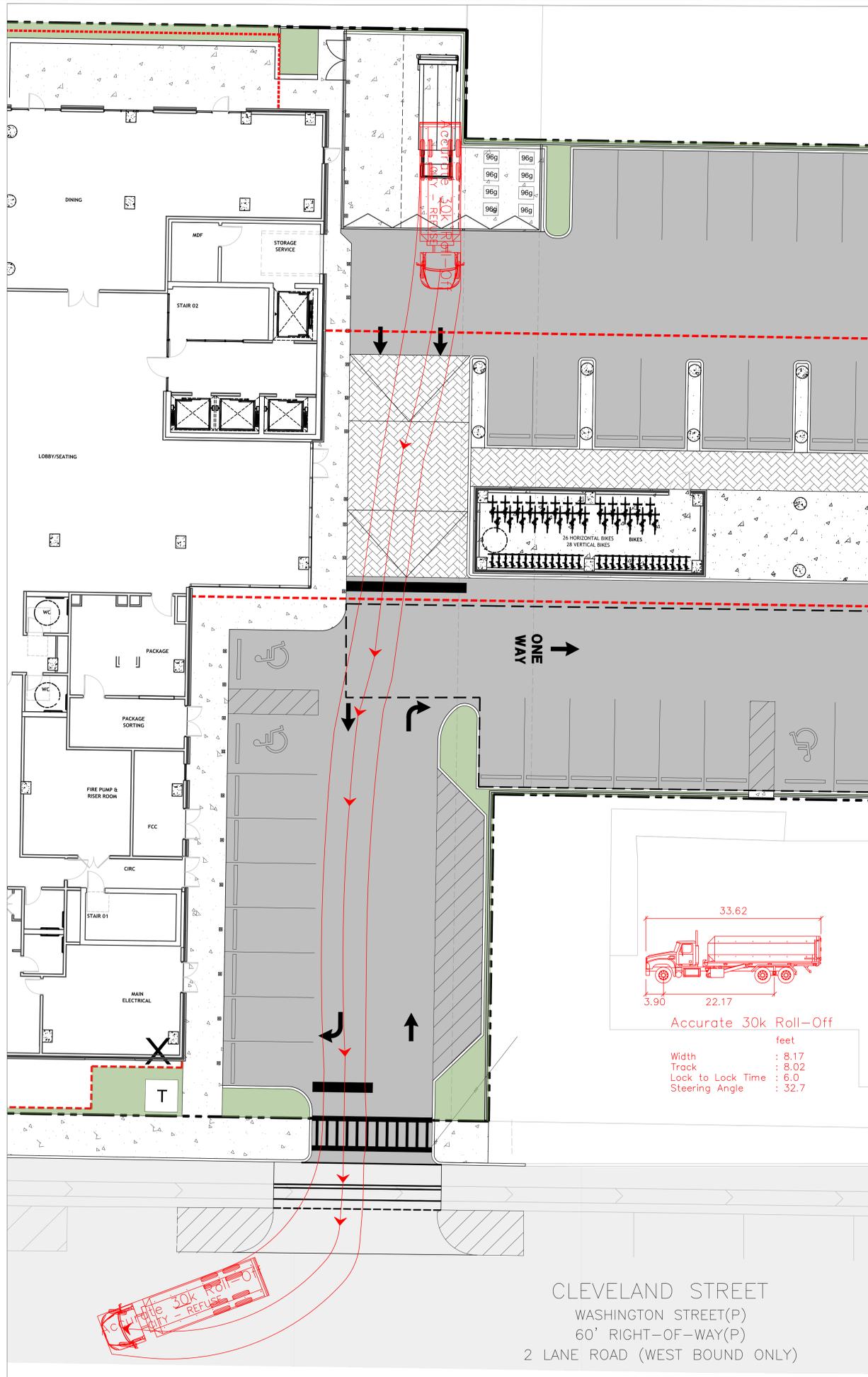
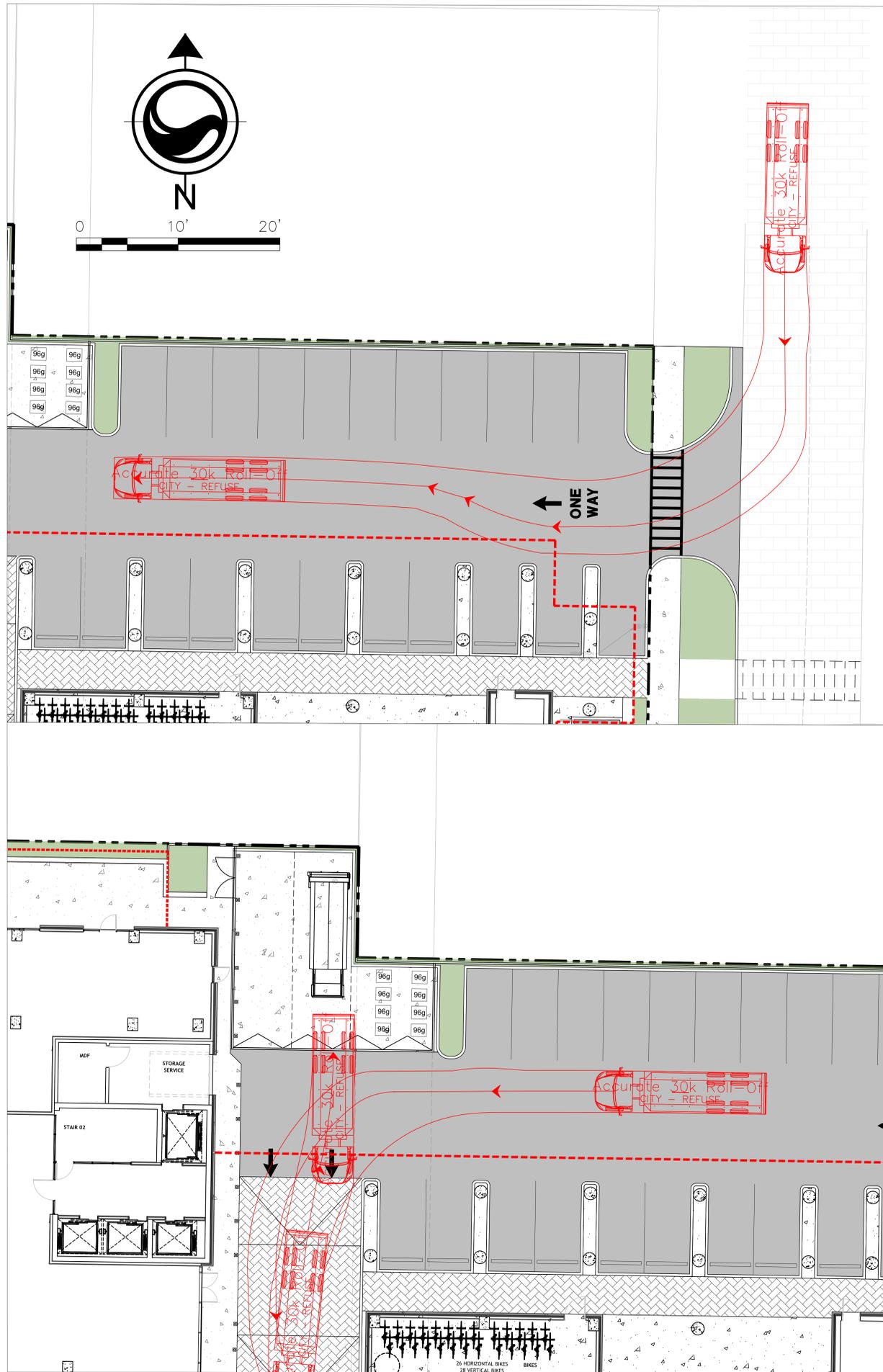
Permit/Seal	By	Appd	YYYY.MM.DD

Client/Project	RISE SPARTANS, LLC.
	UTAMPA STUDENT HOUSING
	TAMPA, FL
Project No.:	238202313

Scale:	ML	ML	JE	12.15.2025
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Title	PD SITE PLAN			

Revision: Sheet: 2 of 11
 Drawing No. **C-101**

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Accurate 30k Roll-Off

	feet
Width	: 8.17
Track	: 8.02
Lock to Lock Time	: 6.0
Steering Angle	: 32.7

CLEVELAND STREET
 WASHINGTON STREET(P)
 60' RIGHT-OF-WAY(P)
 2 LANE ROAD (WEST BOUND ONLY)

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ORIGINAL SHEET - ANSI D



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Revision	By	Appd	YYYY.MM.DD
ISSUED			

Permit/Seal

Client/Project
 RISE SPARTANS, LLC.
 UTAMPA STUDENT HOUSING
 TAMPA, FL
 Project No.: 238202313

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 AUTOTURN TURNING ANALYSIS EXHIBIT

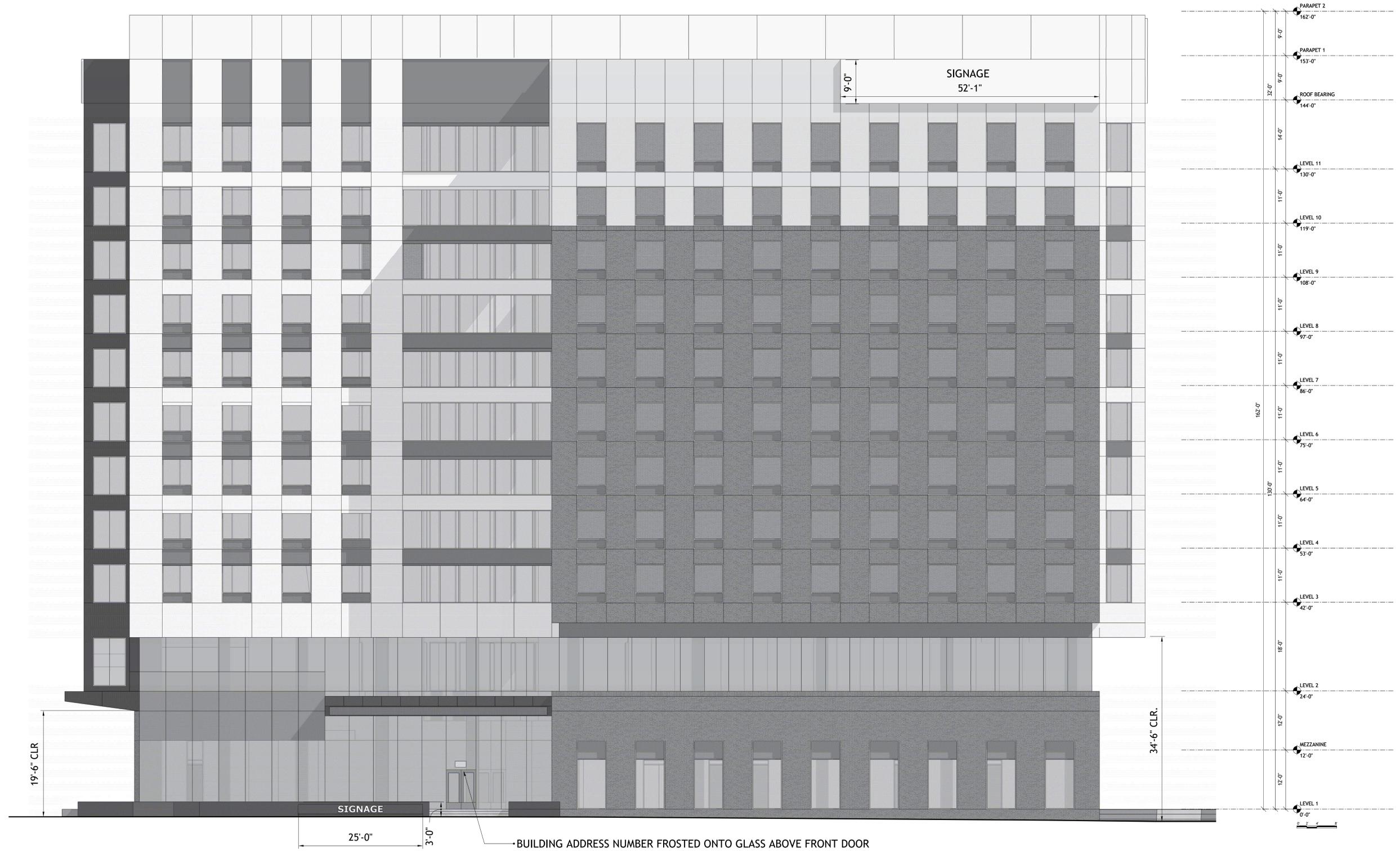
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 Drawing No.

C-102

West Elevation

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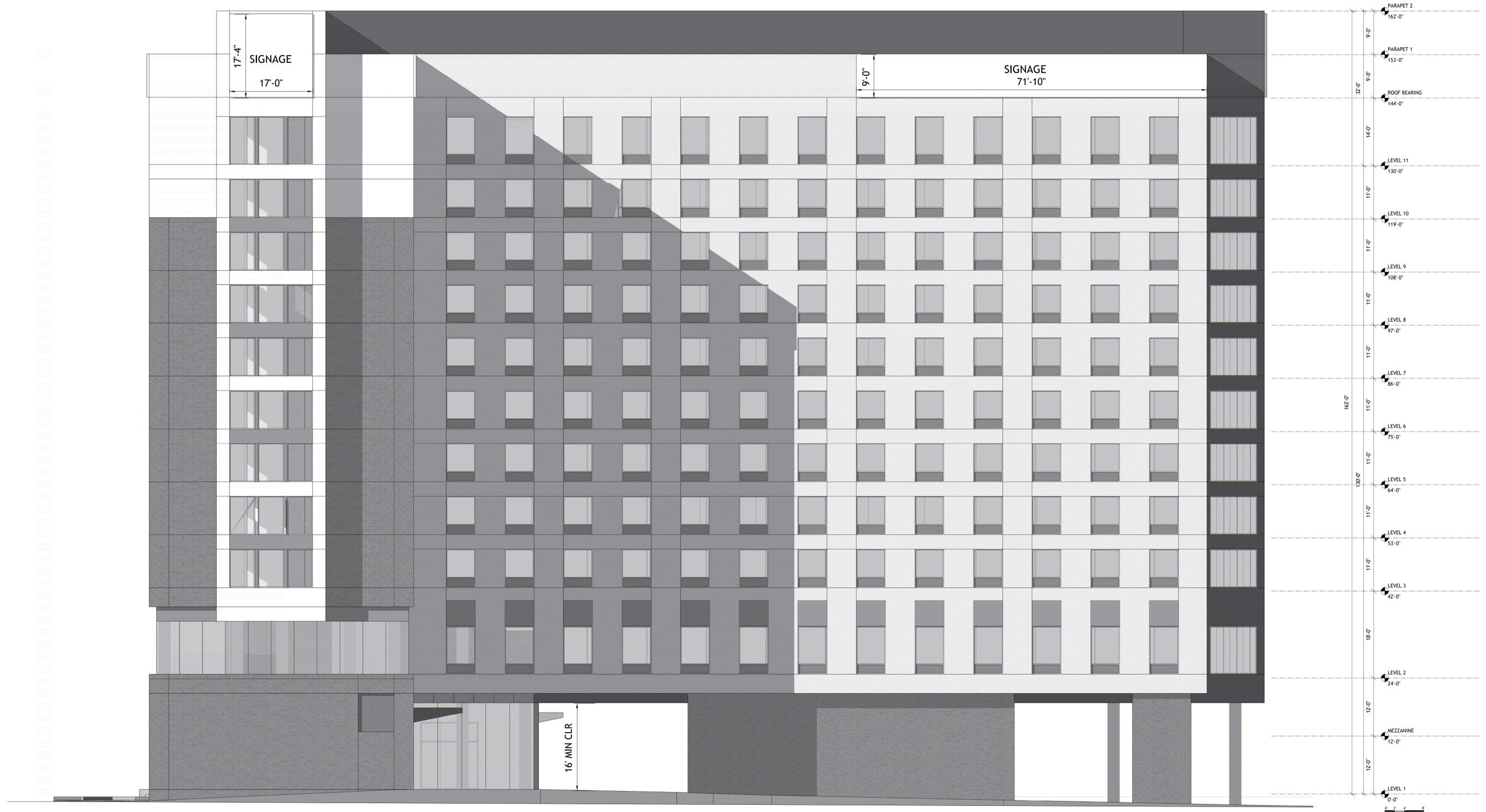
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South Elevation

110 S Boulevard | Tampa, FL

01/27/2026



East Elevation

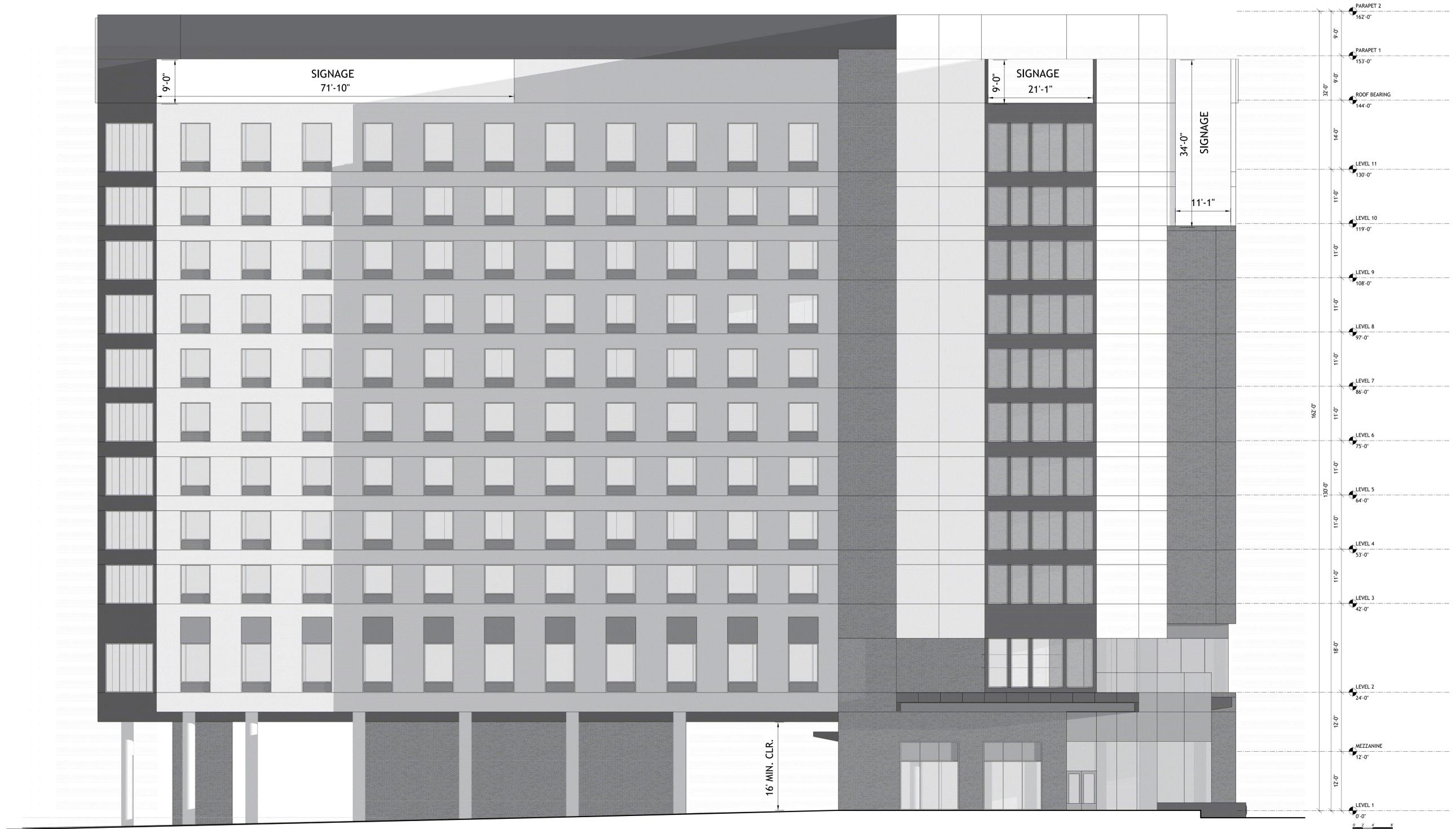
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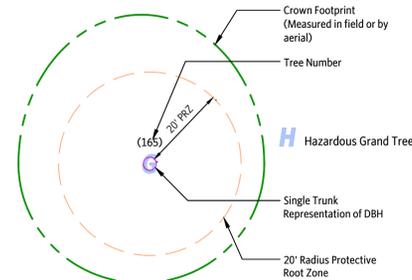
North Elevation

110 S Boulevard | Tampa, FL
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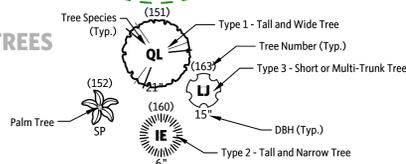


TREE INVENTORY LEGEND

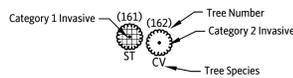
GRAND TREES



PROTECTED TREES



EXEMPT TREES



DATE OF ASSESSMENT: January 20th, 2026.

INVENTORY ASSIGNMENT NOTES

- The objectives of the assignment were limited to the following components:
1. to conduct a tree inventory to identify all the on-site trees,
 2. to identify any grand trees as defined by City of Tampa LDC Sec. 27-43, Definitions,
 3. to rectify any tree identification errors shown on the survey, if applicable,
 4. 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

1. 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.
2. 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.
3. 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.
4. Not all defects or conditions that predispose a tree or tree part to failure are detectable, nor are all failures predictable.
5. 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
1	0% <i>(Multi-Family Lands < 1 Acre)</i>	0% <i>(0) / (0)</i>
TOTAL ONSITE TREES	ONSITE JURISDICTIONAL TREES	
31	31	
JURISDICTIONAL TREES (31) BY CR	FAIR OR BETTER (ABC) TREES	POOR OR WORSE (DF) TREES
SUBTOTAL	29	2
PALMS	20 <i>not included in retention %</i>	1
TYPE 1, 2, & 3 TREES	9	1 <i>not included in retention %</i>
ABC NON-PALMS (9) BY SIZE CLASS	Preserved	[--REMOVED--]
NON-HAZARDOUS GRANDS	0	1 <i>non-hazardous grand tree removals require a variance or waiver</i>
HAZARDOUS GRAND TREES	0	0
PROTECTED & SPECIMEN	0	8
SUBTOTAL	0	9

OFFSITE TREES REMOVED	MOST ABUNDANT ONSITE SPECIES (% OF POPULATION)
10 <i>included in mitigation, but not retention %</i>	60% Sabal palmetto (29) 27% Quercus virginiana (13) 6% Prunus caroliniana (3)

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.

January 27, 2026

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			
	Trees Retained	# of Trees	Multiplier	Credits	Trees Retained	# of Trees	Credits*	
1: Tall and Wide	5" to 10" (1A)	0	-1	0	Grand Trees	0		
	11" to 20" (1B)	0	-2	0				
	21" to 25" (1C)	0	-3	0				
	26" to <32" (1D)	0	-12	0				
	Subtotal	0		0		0.00		
2: Tall and Narrow	5" to 10" (1A)	1	1	1	Grand Trees	1		
	11" to 20" (1B)	6	2	12				
	21" to 25" (1C)	3	3	9				
	26" to <32" (1D)	3	4	12				
	Subtotal	13		34		13.70		
<i>(0) + (34) + (0) + (13.7) = 47.7</i>				Total Mitigation Trees Required: TYPE 1 = 48				
3: Short & Wide/Multi-Stream	5" to 17" (2A)	0	-1	0	Grand Trees	0		
	18" to 29" (2B)	0	-2	0				
	30" to <32" (2C)	0	-3	0				
	Subtotal	0		0		0.00		
	5" to 17" (2A)	0	1	0		Grand Trees	0	
18" to 29" (2B)	0	2	0					
30" to <32" (2C)	0	3	0					
Subtotal	0		0	0.00				
<i>(0) + (0) + (0) + (0) = 0</i>				Total Mitigation Trees Required: TYPE 2 = 0				
Palms	Palms with 6' CT				Grand Trees	0		
	Any dbh	0	-1	0				
	Subtotal	0		0		0.00		
	Palms with 6' CT					Grand Trees	0	
	Any dbh	24	1	24				
Subtotal	24		24	0.00				
<i>(0) + (24) = 24</i>				Total Mitigation Trees Required: PALMS = 24				

* Credits or Debits = Equivalent quantity of 2.5" Cal Trees (or Palms) Required

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.

TREE DISPOSITION SUMMARY TABLE

TREE #	DBH	SYM	Botanical Name	Common Name	Permit Status	H-S-F	HAZ	CR-HAZ	SR	Disposition	Matrix	Subtype
3	27	QV	Quercus virginiana	Southern Live Oak	offsite nonhazardous protected tree	C-B-B	2-1-2	C-5	0.9	ROW Removed	F1	1D
5	17	QV	Quercus virginiana	Southern Live Oak	onsite protected non-palm	B-B-B		B	0.9	[REMOVED]	F1	1B
6	17	QV	Quercus virginiana	Southern Live Oak	onsite protected non-palm	B-B-B		B	0.9	[REMOVED]	F1	1B
9	21	QV	Quercus virginiana	Southern Live Oak	onsite protected non-palm	A-C-C	1-1-2	C-4	0.9	[REMOVED]	F1	1C
10	16	QV	Quercus virginiana	Southern Live Oak	offsite nonhazardous protected tree	A-B-A		B	0.9	ROW Removed	F1	1B
11	8	CC	Cinnamomum camphora	Camphor	onsite hazardous protected tree	D-B-D		D	0.1	[REMOVED]	F1	1A
22	16	QV	Quercus virginiana	Southern Live Oak	onsite protected non-palm	A-B-B		B	0.9	[REMOVED]	F1	1B
28	23	QV	Quercus virginiana	Southern Live Oak	onsite protected non-palm	B-C-B	1-1-2	C-4	0.9	[REMOVED]	F1	1C
30	20	QV	Quercus virginiana	Southern Live Oak	onsite protected non-palm	A-B-B	1-1-2	B-4	0.9	[REMOVED]	F1	1B
39	26	QL	Quercus laurifolia	Laurel Oak	onsite protected non-palm	C-C-D	2-1-4	C-7	0.7	[REMOVED]	F1	1D
40	30	QL	Quercus laurifolia	Laurel Oak	onsite protected non-palm	D-C-C	2-3-3	C-8	0.7	[REMOVED]	F1	1D
41	24	MG	Magnolia grandiflora	Southern Magnolia	offsite nonhazardous protected tree	B-C-C	1-1-2	C-4	0.7	ROW Removed	F1	1C
42	16	QV	Quercus virginiana	Southern Live Oak	offsite nonhazardous protected tree	A-B-C		C	0.9	ROW Removed	F1	1B
45	17	QV	Quercus virginiana	Southern Live Oak	offsite nonhazardous protected tree	C-C-C		C	0.9	Offsite	F1	1B
49	40	QV	Quercus virginiana	Southern Live Oak	onsite nonhazardous grand tree	C-B-B	1-1-3	C-5	0.9	[REMOVED]	F1	1G
50	27	QV	Quercus virginiana	Southern Live Oak	offsite nonhazardous protected tree	C-C-C	2-1-3	C-6	0.9	Offsite	F1	1D
51	13	QV	Quercus virginiana	Southern Live Oak	offsite nonhazardous protected tree	C-B-B		C	0.9	Offsite	F1	1B
43	12	PRC	Prunus caroliniana	Cherry Laurel	offsite nonhazardous protected tree	B-B-B		B	0	ROW Removed	F3	3B
44	13	PRC	Prunus caroliniana	Cherry Laurel	offsite nonhazardous protected tree	B-B-C		C	0	ROW Removed	F3	3B
46	8	PRC	Prunus caroliniana	Cherry Laurel	offsite nonhazardous protected tree	C-B-C		C	0	ROW Removed	F3	3B
1		SP	Sabal palmetto	Cabbage Palm	offsite protected palm	A-A-B		B	0.9	Offsite	PA	PA
2		SP	Sabal palmetto	Cabbage Palm	offsite protected palm	A-A-B		B	0.9	Offsite	PA	PA
4		SP	Sabal palmetto	Cabbage Palm	offsite protected palm	A-A-B		A	0.9	ROW Removed	PA	PA
7		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
8		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
12		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-B-B		B	0.9	[REMOVED]	PA	PA
13		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-B-B		B	0.9	[REMOVED]	PA	PA
15		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-B-B		B	0.9	[REMOVED]	PA	PA
17		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
18		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
19		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
20		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
21		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
23		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
24		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
25		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
26		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
27		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
29		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
31		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
32		SP	Sabal palmetto	Cabbage Palm	offsite protected palm	A-A-A		A	0.9	ROW Removed	PA	PA
33		SP	Sabal palmetto	Cabbage Palm	offsite protected palm	A-A-A		A	0.9	ROW Removed	PA	PA
34		SP	Sabal palmetto	Cabbage Palm	standing dead tree	N/A		N/A	0.9	[REMOVED]	PA	PA
35		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
36		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
37		SP	Sabal palmetto	Cabbage Palm	onsite protected palm	A-A-B		B	0.9	[REMOVED]	PA	PA
47		SP	Sabal palmetto	Cabbage Palm	offsite protected palm	A-A-B		B	0.9	Offsite	PA	PA
48		SP	Sabal palmetto	Cabbage Palm	offsite protected palm	A-A-B		B	0.9	Offsite	PA	PA
52		SP	Sabal palmetto	Cabbage Palm	offsite protected palm	A-A-B	1-1-4	B-6	0.9	Offsite	PA	PA
14		PR	Phoenix reclinata	Senegal Date Palm	FISC Category 2 invasive	C-C-C	2-2-1	C-5	0.7	ROW Removed	X2	X2
16		(n/a)	(Stump)	NA	NA	N/A		N/A	0	ROW Removed	ZZ	XX
38		(n/a)	(Stump)	NA	NA	N/A		N/A	0	Offsite	ZZ	XX

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



GRAND TREE SUMMARY TABLE:

TREE NUM	Disposition	SYM	Botanical Name	dbh	permit	Grand/Haz	CR HAZ	N-S	E-W	CS	CF	SR	CR Number	RCF	Credits	Debits
49	[REMOVED]	QV	Quercus virginiana	40	1G		C-5	64	61	62.5	3068	0.9	0.75	2104	0	13.7

110 S BOULEVARD
LOCATION: 110 S BOULEVARD, TAMPA, FL 33606
FILE: F-237

PREPARED FOR:
RISE

PUBLISHED: 2026-01-27
PHASE:
REZONING

SHEET TITLE:
TREE DISPOSITION PLAN

REVISION:
1:
2:
3:
4:
5:
6:
7:
8:
9:
10:

SHEET NUMBER:
TR1.1

