# REZ-XX-XX: A REQUEST TO REZONE FROM COMMERCIAL GENERAL (CG) AND RESIDENTIAL SINGLE FAMILY (RS-60) TO PLANNED DEVELOPMENT (PD) FOR MULTI-FAMILY RESIDENTIAL, RETAIL SALES (SHOPPERS GOODS), STOREFRONT RESIDENTIAL (COMMERCIAL) (ALL CG USES), AND PLACE OF RELIGIOUS ASSEMBLY

## **GENERAL NOTES:**

- ORDINANCES, CHAPTERS 5, 14, 17.5, 21, 22, 23, AND 27 INCLUDING ALL TECHNICAL STANDARD AND SUPPLEMENTAL REGULATIONS UNLESS OTHERWISE WAIVED
- . NO CERTIFICATES OF OCCUPANCIES SHALL BE ISSUED UNTIL ANY IMPACTED EASEMENT BEING ENCROACHED UPON HAS BEEN RELEASED AND EXISTING
- FACILITIES HAVE BEEN RELOCATED TO A NEW EASEMENT AND/OR ABANDONED. ALL ABANDONED DRIVEWAYS SHALL BE REMOVED AND PUBLIC RIGHT-OF-WAY SHALL BE RESTORED TO CITY OF TAMPA STANDARDS AND SPECIFICATIONS.
- 4. THE FOOTPRINT OF THE PROPOSED BUILDING IS CONCEPTUAL IN NATURE AND MAY BE MODIFIED SO LONG AS IT COMPLIES WITH THE SETBACKS ESTABLISHED
- 5. PROPOSED PARKING AND DRIVEWAYS AS SHOWN ON THE SITE PLAN ARE CONCEPTUAL IN NATURE AND MAY BE MODIFIED SUBJECT TO THE APPROVAL OF THE
- 6. FINAL BUILDING HEIGHT IS SUBJECT TO REVIEW AND PERMIT BY THE HILLSBOROUGH COUNTY AVIATION AUTHORITY AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF THE BUILDING PERMIT APPLICATION. 7. THE AREA IN AND SURROUNDING THE CRITICAL ROOT ZONE OF GRAND TREES TO BE PRESERVED SHALL NOT BE INCREASED BY MORE THAN 3' IN ELEVATION
- ENSURE RIGHT TREE RIGHT PLACE POLICY AND REDUCE CANOPY CONFLICTS IN THE FUTURE.

Conc. Median

-Edge of Conc

PARCEL A

DOOR LOCATION -

PARCEL E

WEST BRANDON DRIVE

66 SP/FL

 $_{\scriptscriptstyle \searrow}$  DOOR LOCATION  $-\!\!\!/$ 

9. IN THE EVENT, THE BUILDING ON PARCEL A IS DEVELOPED AS SINGLE USE, RESIDENTIAL, MULTIPLE FAMILY AND SEEKS TO EXCEED THE 270 UNITS, THE DEVELOPER MUST PROCESS A SUBSTANTIAL CHANGE IN ORDER TO ENSURE COMPLIANCE WITH ALL APPLICABLE CODES.

DOOR LOCATION

EXISTING BUS STOP TO REMAIN

Sanitary Manh

## **RIGHT OF WAY NOTES:**

ALL DEVELOPMENT ON SITE TO COMPLY WITH THE STANDARDS AND CONDITIONS OF THE ADOPTED SITE PLAN AS WELL AS CITY OF TAMPA CODE OF 1. 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.ASPX

#### TRANSPORTATION NOTES:

ANY LANDSCAPING AND STRUCTURES WILL COMPLY WITH SIGHT VISIBILITY STANDARDS IN CHAPTER 27-283.5. TRANSFORMER BOXES MUST BE INSTALLED ONSITE AND MEET SETBACK REQUIREMENTS AND NOT BE INSTALLED IN THE CITY OF TAMPA RIGHT-OF-WAY.

TRANSFORMERS THAT ARE INSTALLED INSIDE THE BUILDING WILL NEED TO MEET BUILDING CODE AND TECO REQUIREMENTS.

## STORMWATER NOTES:

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

3. PER 27-284.3.3.D - PARKING STRUCTURES MUST BE SCREENED TO 80% OPACITY FROM OUTSIDE VIEW.

# **SOLID WASTE NOTES:**

WASTE OUTSIDE OF THE BUILDING.

- SITE SHALL COMPLY WITH CHAPTER 26-SOLID WASTE; CHAPTER 27, SECTION 27-288 SOLID WASTE. . 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. 3. 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/OVERHEAD UTILITIES. 4. FOR RECYCLING SERVICE ACCOMMODATION, GUIDELINES, SERVICES, AND REQUIREMENTS CONTACT CITY OF TAMPA SOLID WASTE AND ENVIRONMENTAL
- PROGRAM MANAGEMENT IN WRITING, SOLID WASTE FACILITY REQUIREMENT ATTN: STEVE SWAN. 5. ON-SITE PERSONNEL SHALL BE RESPONSIBLE FOR THE TRANSFER OF ALL SOLID WASTE FROM THE DEVELOPMENT TO THE POINT OF COLLECTION BY SOLID
- 6. THE SCREENING ENCLOSURE DIMENSIONS, AND MATERIAL WILL BE FINALIZED DURING CONSTRUCTION DESIGN AND PERMITTING. 7. THE ENCLOSURE IS TO HAVE OPAQUE OPENING DOORS THE SAME WIDTH AS THE ENCLOSURE. THE DOORS SHALL HAVE LOCKING PINS AND HOLES FOR BOTH

## NATURAL RESOURCES NOTES:

DOOR LOCATION -

LOADING

DOOR LOCATION

DOOR LOCATION -

- 1. AT THE TIME OF PERMITTING, A LANDSCAPE PLAN WITH THE INDICATION OF SPECIES, PROPOSED PLANTING LOCATION, AND THE SIZE OF THE TREES IS
- 2. CITY OF TAMPA TREE AND LANDSCAPE TECHNICAL MANUAL MINIMUM PROTECTIVE RADIUS FOR GRAND TREES 32" AND OVER IS A 20' MINIMUM PROTECTIVE RADIUS, 25"-32" IS A MINIMUM 15' PROTECTIVE RADIUS, AND PROTECTED TREES ARE A MINIMUM 10' PROTECTIVE RADIUS. PALMS REQUIRE A 3' PROTECTIVE RADIUS. RADIUS IS FROM EDGE OF TRUNK OUTWARDS TO THE CORRECT PROTECTIVE RADIUS MEASUREMENT. 3. ANY ENCROACHMENT INTO A TREE'S PROTECTIVE RADIUS REQUIRES AN ARBORIST RECOMMENDATION.

Broken White Line Top Elev.=20.14'

Top Elev.= 19.60'
—IE W = 8.38', 48" RCP
Bottom = 8.27' (No other pipes could be seen)

Top Elev.=20.36' IE N = 10.86', 12" DIP IE S = 10.86', 12" DIP

IE SE= 20.48', 8" MTP

IE NW= 19.81', 8" MTP

→ DOOR LOCATION

DOOR LOCATION

─ DOOR LOCATION

DOOR LOCATION

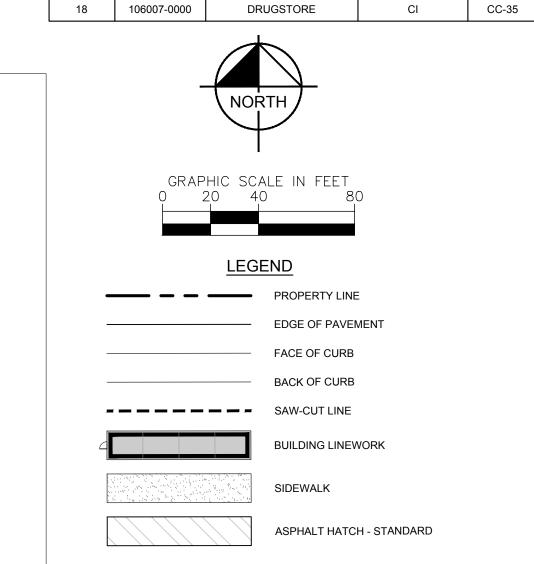
Top Elev.=20.09'
IE NW = 14.88', 24" RCP
IE S = 14.89', 24" RCP

4. PER SECTION 27-284.2.3 & TABLE 284.2.3 ALL CANOPY PRUNING MUST MEET ANSI A300 STANDARDS AND BE PERFORMED BY AN ISA CERTIFIED ARBORIST.

## WAIVERS REQUESTED

- SECTION 27-283.12(J): TO ALLOW COMMERCIAL TRAFFIC ACCESS TO A LOCAL STREET (W BLANN DRIVE, N ROME AVENUE).
- SECTION 27-283.14: TO REDUCE THE NUMBER OF REQUIRED LOADING BERTHS FROM 3 TO 1 (67% REDUCTION). SECTION 27-283.15: TO ALLOW LOADING TO OCCUR IN MORE THAN ONE CONTINUOUS MANEUVER AND TO ALLOW MANEUVERING IN RIGHT-OF-WAY. SECTION 27-284.3.3: TO REDUCE THE AMOUNT OF VUA GREENSPACE REQUIRED FROM 9,360 SF TO 9,260 SF

ADJACENT	PARCEL DATA			
REF#	FOLIO#	<u>ELU</u>	ZONING	FLU
1	103488-0000	AUTO PARTS STORE	CG	CMU-35
2	103486-0000	OFFICE	CG	CMU-35
3	103485-0000	OFFICE	CG	CMU-35
4	103484-0000	OFFICE	CG	CMU-35
5	103482-0000	PAWN SHOP	CG	CMU-35
6	105640-0000	RESTAURANT	CG	CMU-35
7	105641-0000	SINGLE FAMILY	RS-60	R-10
8	105642-0000	SINGLE FAMILY	RS-60	R-10
9	105643-0000	SINGLE FAMILY	RS-60	R-10
10	105607-0000	SINGLE FAMILY	RS-60	R-10
11	105606-0000	SINGLE FAMILY	RS-60	R-10
12	105605-0000	SINGLE FAMILY	RS-60	R-10
13	105604-0000	SINGLE FAMILY	RS-60	R-10
14	105603-0000	SINGLE FAMILY	RS-60	R-10
15	105602-0000	SINGLE FAMILY	RS-60	R-10
16	106022-0000	SINGLE FAMILY	RS-60	R-10
17	106023-0000	SINGLE FAMILY	RS-60	R-10



## LEGAL DESCRIPTION:

DESCRIPTION: ALL OF LOTS 1 THROUGH 6, INCLUSIVE, TOGETHER WITH, ALL OF LOT A AND LOT B, BLOCK 19, OF WELLSWOOD SECTION "C", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29 PAGES 32 A AND 32 B. OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF SAID LOT A AND LOT B, IN USE AS RIGHT-OF-WAY FOR WEST HILLSBOROUGH AVENUE



CUDDENT ZONING	CG (PARCEL A)
CURRENT ZONING	RS-60 (PARCEL B)
ZONING REQUEST	PD - PLANNED DEVELOPMENT  UMU-60 (PARCEL A; PER TA / CPA-23-21)
FUTURE LAND USE	R-10 (PARCEL B)
OVERLAY DISTRICT	N/A
CURRENT USE	CHURCHES
PROPOSED USES	MULTI-FAMILY RESIDENTIAL, RETAIL SALES (SHOPPERS GOODS), STOREFRONT RESIDENTIAL (COMMERCIAL) (ALL C USES), AND PLACE OF RELIGIOUS ASSEMBLY
	SOUTHEAST CORNER OF W HILLSBOROUGH AVE. AND N ROME AVE.
PROPERTY LOCATION	ADDRESS(S): 1510 W HILLSBOROUGH AVE. 1509 W BRANDON DR. 5309 N ROME AVE.
FOLIO NUMBERS	105630-0000, 105635-0000, AND 105634-0000
SITE AREA	PARCEL A = ±2.82 ACRES PARCEL B = ±1.63 ACRES TOTAL = ±4.45 ACRES
BUILDING OCCUPANCY	RESIDENTIAL APARTMENTS - R2 PARKING GARAGE - S2 RETAIL/BUSINESS - MERCANTILE CHURCH - ASSEMBLY GROUP A-3
TOTAL PERVIOUS AREA	PARCEL A = ±0.29 ACRES PARCEL B = ±0.40 ACRES TOTAL = ±0.69 ACRES
TOTAL IMPERVIOUS AREA	PARCEL A = ±2.53 ACRES PARCEL B = ±1.23 ACRES TOTAL = ±3.76 ACRES
FLOOD ZONE	ZONE X / PANEL 12057C0351J EFF. 10/6/2021
ST	RUCTURE DATA
ALLOWABLE FAR	UMU-60: 2.5 (PARCEL A; PER TA / CPA-23-21) R-10: 0.35 (PARCEL B)
PROPOSED FAR	2.44 (PARCEL A) 0.30 (PARCEL B)
PROPOSED BLENDED FAR	1.65 (PARCEL A & B)
PROPOSED SETBACKS	NORTH: 10.0' EAST: 1.9' SOUTH: 14.2' WEST: 5.9' NORTHWEST CORNER: 4.0'
PROPOSED BUILDING HEIGHT	PARCEL A = 70' PARCEL B = 35' (47' W/ ARCHITECTURAL FEATURES)
TYPE OF BUILDING CONSTRUCTION	RESIDENTIAL STRUCTURE - TYPE III A PARKING GARAGE - TYPE 2 CHURCH - TYPE III B
REQUIRED PARKING (PER CODE CH. 27-283.7)	MULTI-FAMILY (1.0 / UNIT; ALL BEDROOM COUNTS): 1.0*270 UNITS = 270 SPACES RETAIL (4.0 / 1000 SF): (4.0/1000)*2,500 SF = 10 SPACES PLACE OF RELIGIOUS ASSEMBLY (0.3 / SEAT): 0.3*328 SEATS = 98 SPACES
	PARCEL A: 280 SPACES TOTAL PARCEL B: 98 SPACES TOTAL
PROPOSED PARKING	MULTI-FAMILY: 386 SPACES RETAIL: 10 SPACES PLACE OF RELIGIOUS ASSEMBLY: 98 SPACES
	PARCEL A: 396 SPACES TOTAL (INCLUDING 8 ADA SPACES) PARCEL B: 98 SPACES TOTAL (INCLUDING 4 ADA SPACES)
REQUIRED LOADING BERTHS (PER CODE CH. 27-283.14)	1.0 / 100,000 GFA (5 MAX) 299,000 SF = TOTAL SF / 100,000 = 3 BERTHS
PROPOSED LOADING BERTHS	1 LOADING BERTHS
	SITE DATA
REQUIRED USE GREENSPACE	0 SF
PROVIDED USE GREENSPACE	23,283 SF
REQUIRED TREES	0 TREES
PROPOSED TREES	0 TREES
REQUIRED VUA TREES	32 TREES
PROPOSED VUA TREES	TBD
REQUIRED VUA GREENSPACE	9,360 SF
PROVIDED VUA GREENSPACE	9,260 SF
MINIMUM REQUIRED TREES BASED ON VUA OF A PARCEL	14 TREES

CASE NO.:	SUB-23-14		DATE:				
DATE		CITY COUNCIL CHAIRMAN					
DATE			CITY CLERK				
	<del></del>	_		<del>-</del>			
CERTIFIED DATE			ONING ADN	MINISTRATOR			

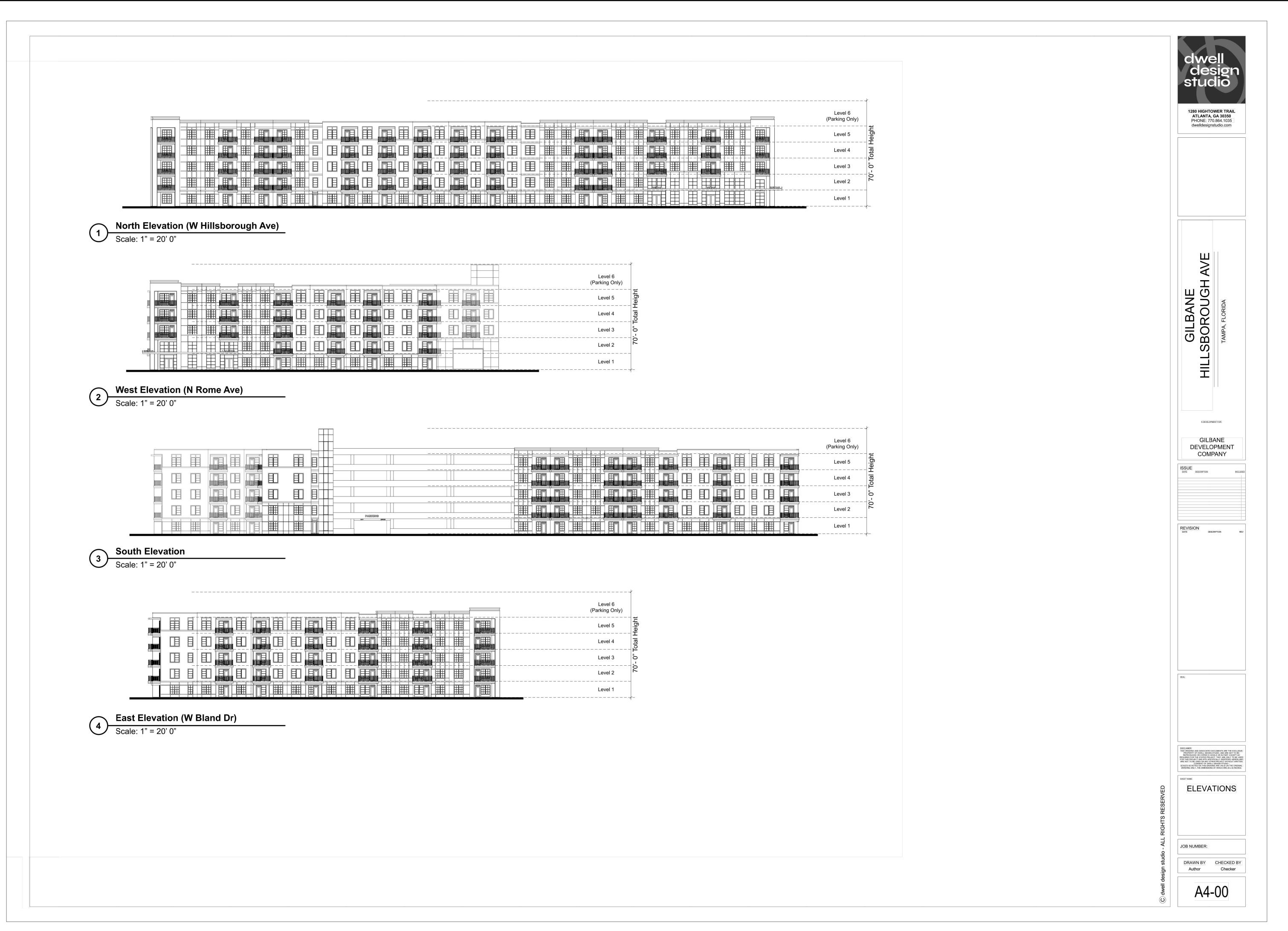
LOCATION MAP (250' PERIMETER)

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Ori	ATES, INC. TAMPA, FL
H≪	AND ASSOCI Suite 1400, -620-1460 Registry
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(im	© 2023 KIMLEY—HORN AND ASSOCIATES, INC. 31 North franklin Street, Suite 1400, tampa, fl 336 Phone: 813—620—1460
	01

2023	AS SHOWN	BDM	BDM	\(\)
20/11/2023		DESIGNED BY	DRAWN BY	70000
20	SCALE	DESIC	DRAW	

GILBANE

SHEET NUMBER 1 OF 3



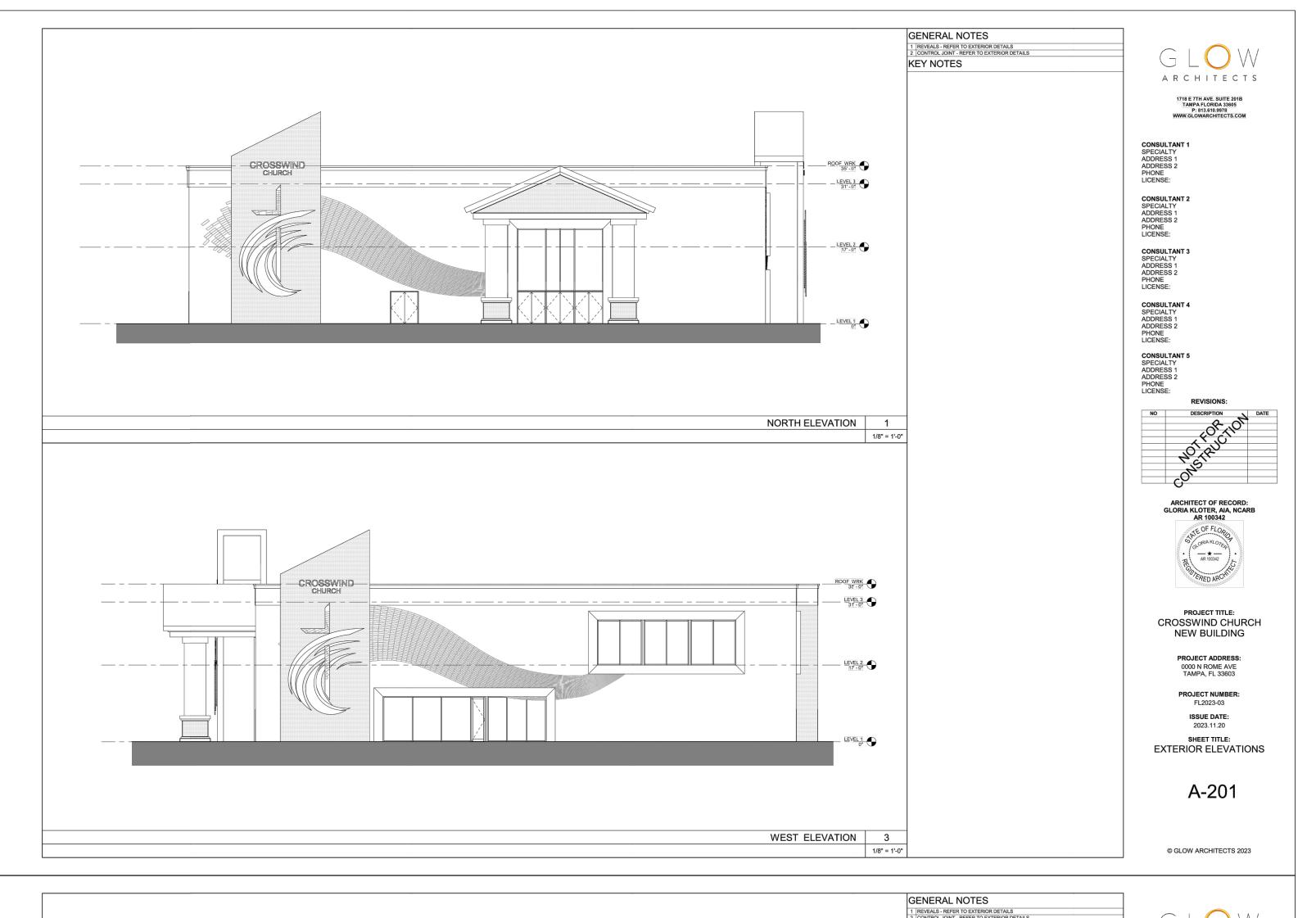
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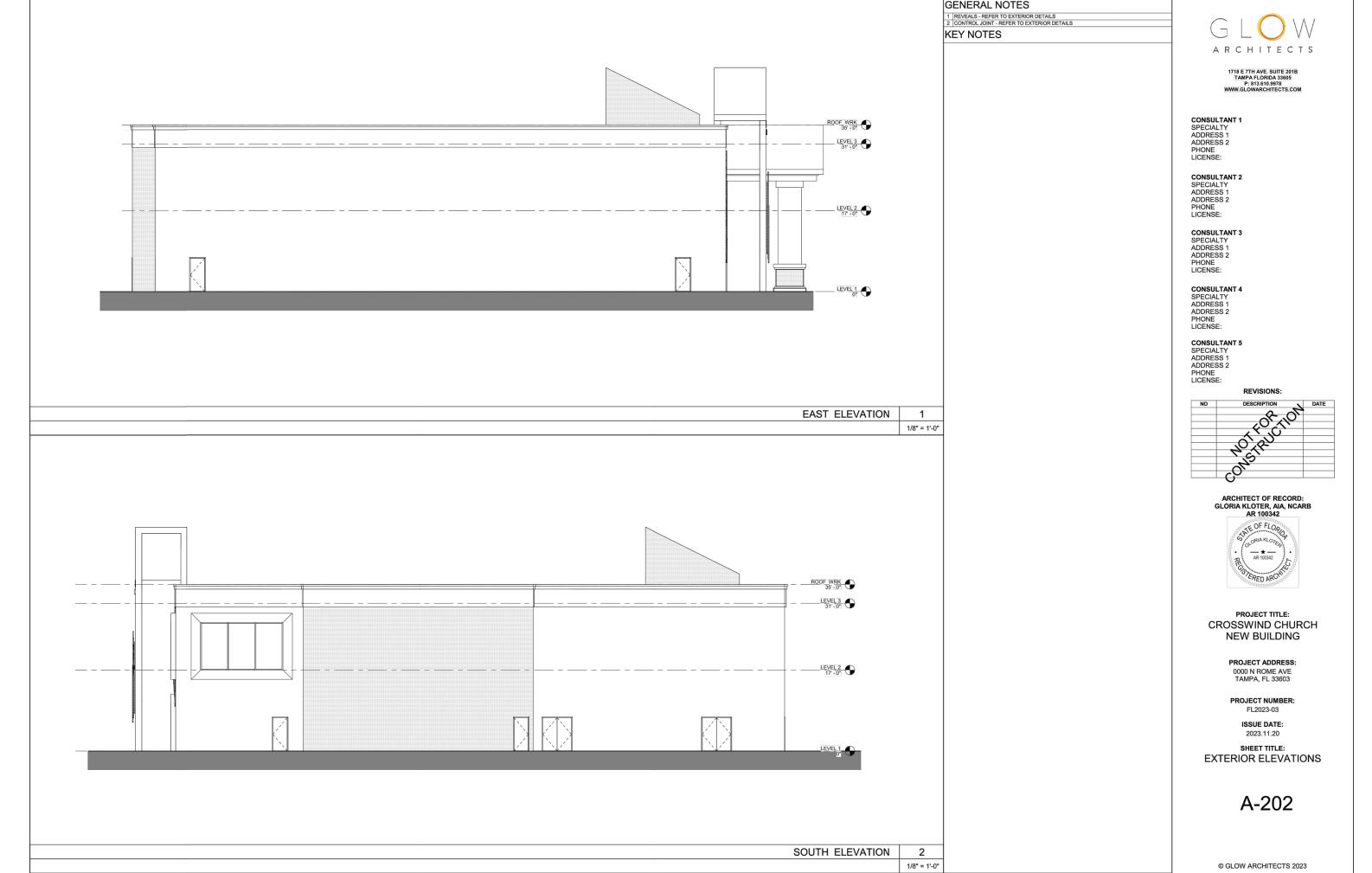
G SITE PLAN
SCA
-XX-XX)
DES

REZONING SITE F (REZ-XX-XX)

GILBANE HILLSBOROUGH AV

SHEET NUMBER
2 OF 3





SO1 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602

WWW.KIMLEY-HORN.COM REGISTRY NO. 696.

20/11/2023 SCALE AS SHOWN DESIGNED BY BDM

REZONING SITE PLAI (REZ-XX-XX)

GILBANE HILLSBOROUGH AVE

SHEET NUMBER

3 OF 3

# **DATE OF ASSESSMENT: August 29th, 2022.**

### **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 me 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 a 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

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.
- 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.
- 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.
- 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				
YES «	<b>50%</b>	<b>10% ((</b>				
	(Non-Res, Non-wooded)	(3) / (29)				
TOTAL ONSITE TREES	ONSITE JURISDICTIONAL TREES	MITIGATION TREES REQUIRED				
<b>35</b>	33	<b>161</b>				
JURISDICTIONAL TREES BY CR	FAIR OR BETTER (A-B-C) TREES	(36.2 treeslacre) POOR OR WORSE (D-F) TREES				
TYPE 1, 2, & 3 TREES	19	4				
PALMS	10	0				
SUBTOTAL	29	not included in retention 90				
A-B-C TREES BY SIZE CLASS	PRESERVED OR RELOCATED	REMOVED				
NON-HAZARDOUS GRANDS	0	5				
HAZARDOUS GRAND TREES	0	0				
PROTECTED & SPECIMEN	3	21				
SUBTOTAL	3	26				

OFFSITE A-B-C-TREES REMOVED

5" to 10" 11" to 20"

21" to 25" 26" to <32"

Subtotal

5" to 10"

11" to 20"

26" to <32"

18" to 29"

Subtotal

18" to 29"

30" to <32"

18" to 29"

30" to <32"

Subtotal

8" to 17"

18" to 29"

Subtotal

Any dbh

Subtotal

Any dbh

Subtotal

30" to <32"

Palms with 6' CT

Palms with 6' CT

30" to <32"

**PROTECTED TREES** 

(-12) + (54) + (0) + (112.1) = 154.1

**Trees Retained** # of Trees Multiplier Credits

1

**Trees Retained** # of Trees Multiplier Credits

0

**Trees Retained** # of Trees Multiplier Credits

2

**Trees Removed** # of Trees Multiplier Debits

8

(-2) + (8) = 6

\* Credits or Debits = "Equivalent # of 2.5" Cal Trees Required"

(0) + (0) + (0) + (0) = 0

0 -3 0

-12

# of Trees Multiplier Debits

(0) + (1) + (0) + (0) = 1

**Trees Retained** # of Trees Multiplier Credits

# of Trees Multiplier Debits

MOST PREVALENT ONSITE SPECIES (% OF POPULATION)

**GRAND TREES** 

# of Trees

0.00

112.10

0.00

0.00

Debits\*

**Trees Retained** 

**Grand Trees** 

**Trees Removed** 

**Grand Trees** 

Trees Retained

**Grand Trees** 

Trees Removed

**Grand Trees** 

**Trees Retained** 

**Grand Trees** 

**Trees Removed** 

**Grand Trees** 

Total Mitigation Trees Required: TYPE 3 =

Total Mitigation Trees Required: PALMS =

Total Mitigation Trees Required: TYPE 2 =

Total Mitigation Trees Required: TYPE 1 = 154

- 47% Quercus laurifolia (15)
- 31% Sabal palmetto (10)
- 22% Quercus virginiana (7)

## TREE DISPOSITION SUMMARY TABLE

Num	Sym	Botanical Name	Common Name	Is Grand?	CR-HAZ	Permit DBH	H-S-F=	CR	Subtype	Disposition
1	QV	Quercus virginiana	Southern Live Oak		B-3	27	(C)	В	1F	Offsite Removed
2	QV	Quercus virginiana	Southern Live Oak	Grand	B-4	32	(BB)	В	1G	[REMOVED]
3	QL	Quercus laurifolia	Laurel Oak		C-4	26	(BC)	С	1F	Preserved
4	QV	Quercus virginiana	Southern Live Oak		B-3	31	(BA)	В	1F	[REMOVED]
5	QV	Quercus virginiana	Southern Live Oak		B-3	22	(BC)	В	1D	[REMOVED]
14	QL	Quercus laurifolia	Laurel Oak		C-6	27	(CD)	С	<b>1</b> F	[REMOVED]
15	QL	Quercus laurifolia	Laurel Oak		F-7	9	(FF)	F	1A	[REMOVED]
16	QV	Quercus virginiana	Southern Live Oak		B-4	14	(BD)	В	1C	[REMOVED]
17	QL	Quercus laurifolia	Laurel Oak		C-6	28	(CD)	С	<b>1</b> F	[REMOVED]
18	QL	Quercus laurifolia	Laurel Oak		C-4	26	(BC)	С	<b>1</b> F	[REMOVED]
19	QL	Quercus laurifolia	Laurel Oak	Grand	C-8	46	(CC)	С	1G	[REMOVED]
20	QL	Quercus laurifolia	Laurel Oak		D-9	29	(CD)	D	1F	[REMOVED]
21	QV	Quercus virginiana	Southern Live Oak	Grand	B-6	33	(BB)	В	1G	[REMOVED]
22	QL	Quercus laurifolia	Laurel Oak		B-7	31	(CC)	В	1F	[REMOVED]
23	QL	Quercus laurifolia	Laurel Oak		C-8	30	(CD)	С	<b>1</b> F	[REMOVED]
24	QL	Quercus laurifolia	Laurel Oak		C-8	21	(BC)	С	1D	[REMOVED]
25	QL	Quercus laurifolia	Laurel Oak		C-9	21	(BC)	С	1D	[REMOVED]
26	QL	Quercus laurifolia	Laurel Oak		C-8	23	(BC)	С	1D	[REMOVED]
27	QL	Quercus laurifolia	Laurel Oak		C-8	28	(BC)	С	1F	[REMOVED]
28	QV	Quercus virginiana	Southern Live Oak	Grand	B-5	41	(BB)	В	<b>1</b> G	[REMOVED]
29	QL	Quercus laurifolia	Laurel Oak	Grand	B-4	38	(BB)	В	1G	[REMOVED]
30	QL	Quercus laurifolia	Laurel Oak	Grand	D-5	33	(CF)	D	1H	[REMOVED]
36	QV	Quercus virginiana	Southern Live Oak		B-3	23	(BB)	В	1D	[REMOVED]
13	PP	Pinus palustris	Longleaf Pine		D-8	17	(CF)	D	2B	[REMOVED]
6	SP	Sabal palmetto	Cabbage Palm		B-6		()	В	PA	[REMOVED]
9	SP	Sabal palmetto	Cabbage Palm		B-6		()	В	PA	[REMOVED]
10	SP	Sabal palmetto	Cabbage Palm		B-0		()	В	PA	[REMOVED]
11	SP	Sabal palmetto	Cabbage Palm		B-0		()	В	PA	[REMOVED]
12	SP	Sabal palmetto	Cabbage Palm		B-0		()	В	PA	[REMOVED]
31	SP	Sabal palmetto	Cabbage Palm		B-6		()	В	PA	[REMOVED]
32	SP	Sabal palmetto	Cabbage Palm		B-0		()	В	PA	Preserved
33	SP	Sabal palmetto	Cabbage Palm		B-0		()	В	PA	[REMOVED]
34	SP	Sabal palmetto	Cabbage Palm		C-5		()	С	PA	[REMOVED]
35	SP	Sabal palmetto	Cabbage Palm		A-0		()	А	PA	Preserved
37	SP	Sabal palmetto	Cabbage Palm		A-0		()	А	PA	Offsite
38	SP	Sabal palmetto	Cabbage Palm		A-0		()	А	PA	Offsite
7	SR	Syagrus romanzoffiana	Queen Palm		NA		(BB)	Υ	X2	[REMOVED]
8	SR	Syagrus romanzoffiana	Queen Palm		NA		(BB)	Υ	X2	[REMOVED]

#### **RATING NOTES:**

#### 1. 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.

#### 2. 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 or Dead.

2.1. "Y" is used when no value is applicable.

#### 3. 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;
- or by the arborist's professional opinion.

#### 4. 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.

# **GRAND TREE SUMMARY TABLE:**

Num	Disposition	Symbol	Botanical Name	DBH	Hazard	CR-HAZ	N-S	E-W	CS	CF	SR	Dimunition	RCF	Credits	Debits
2	[REMOVED]	QV	Quercus virginiana	32	non	B-4	96	81	88.5	6151.4	0.9	0.9	4982.6	0.0	32.1
19	[REMOVED]	QL	Quercus laurifolia	46	non	C-8	67	69	68.0	3631.7	0.7	8.0	1906.6	0.0	12.3
21	[REMOVED]	QV	Quercus virginiana	33	non	B-6	80	69	74.5	4359.2	0.9	0.9	3531.0	0.0	22.8
28	[REMOVED]	QV	Quercus virginiana	41	non	B-5	79	73	76.0	4536.5	0.9	0.9	3674.6	0.0	23.7
29	[REMOVED]	QL	Quercus laurifolia	38	non	B-4	83	65	74.0	4300.8	0.7	0.9	2709.5	0.0	17.5
30	[REMOVED]	QL	Quercus laurifolia	33	hazard	D-5	59	43	51.0	2042.8	0.7	0.4	572.0	0.0	3.7

## **CERTIFICATION OF PERFORMANCE**

## I, Richard Peterika, certify that:

occurrence of any subsequent events.

- I have personally inspected the trees and the property referred to in this inventory and have stated my 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 my own and are based on current scientific procedures
- My 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 me, except as indicated within the assignment. My 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

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.

November 20, 2023

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 #5893B

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////PREPARED FOR:

GILBANE DEVELOPMENT COMPANY

ISSUE DATE: 2023-11-20 **REZONING ONLY** 

TREE INVENTORY DISPOSITION

PLAN 

# **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 <u>near</u> development. Circles are colored by the following convention:

Dark Green: Excellent (suitable for preservation)

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.** 

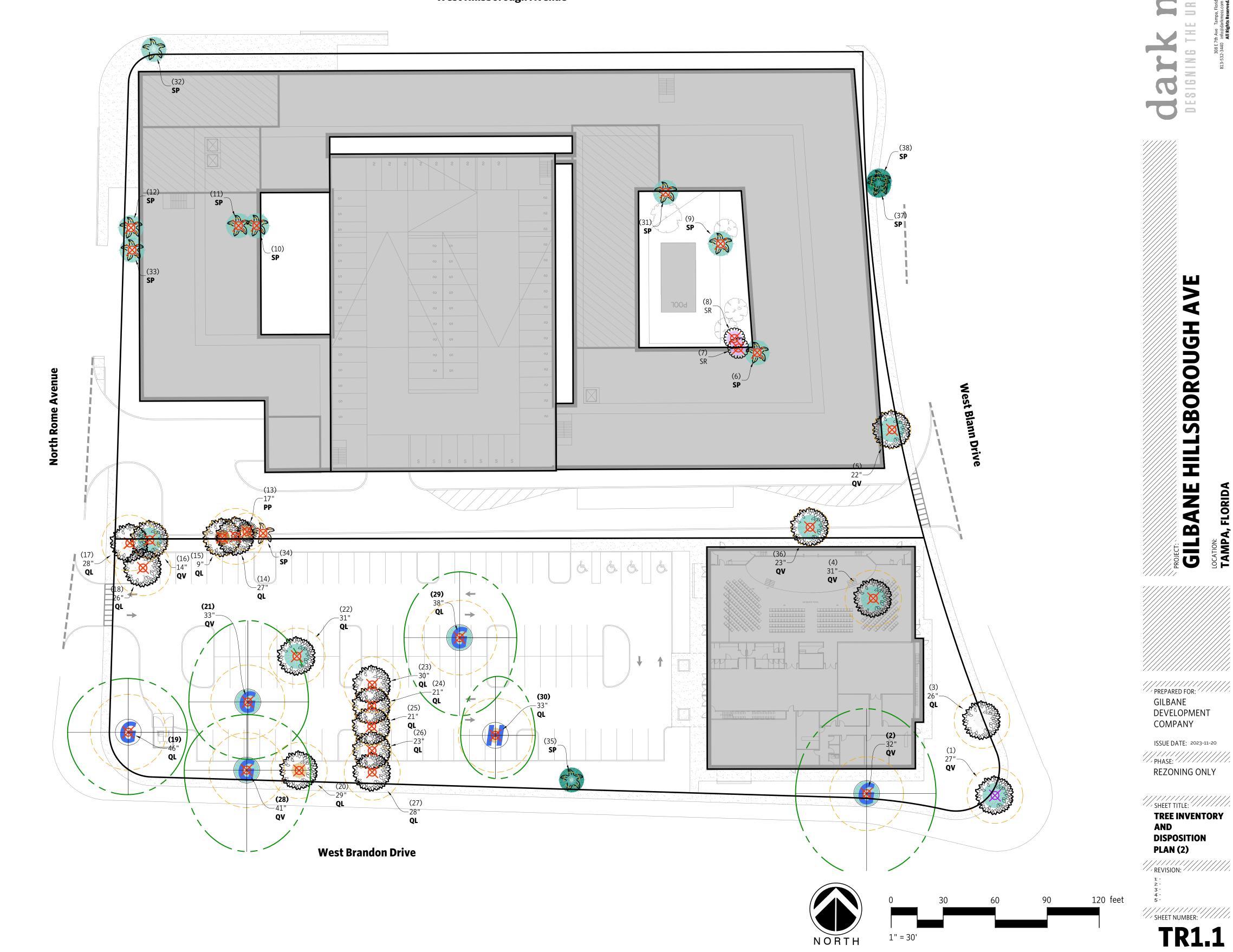
• Light Green: Good (suitable for preservation)

• White: Fair (somewhat suitable for preservation)

 Light Tan: Poor (removal may be warranted unless the consequence of failure is "negligible" or "minor")

Brown: Very Poor (removal is likely warranted unless the consequence of failure is "negligible")

Lavender: Category 1 Invasive (removal is usually required per AHJ) or Category 2 Invasive (consider removing)



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SBOROUG

H

GILBAI