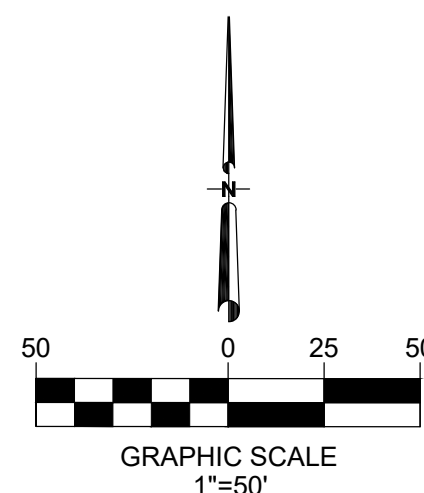


A REQUEST TO REZONE 6204 INTERBAY BLVD FROM RS-60 TO PD - RESIDENTIAL, SINGLE FAMILY ATTACHED; DAYCARE CENTER; STRIP SHOPPING CENTER (INCLUDING CN USES, MEDICAL OFFICE AND RESTAURANT)

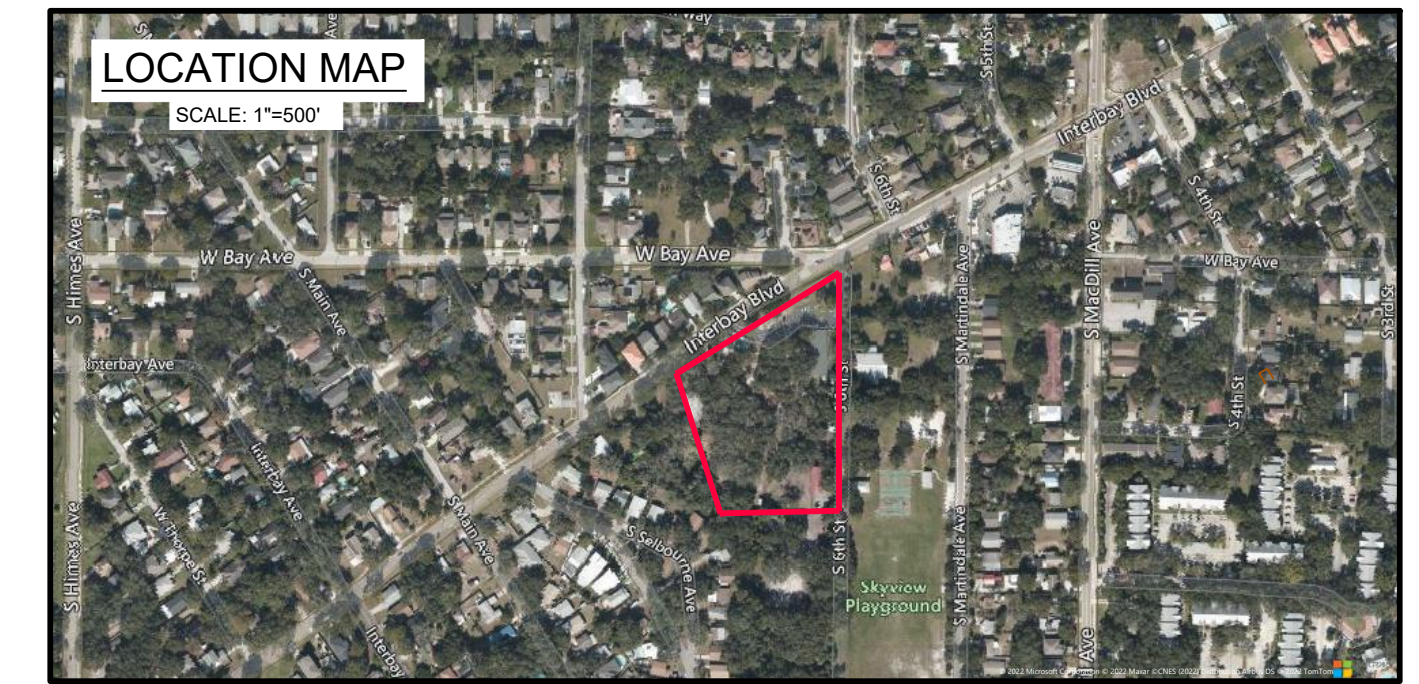


SUNSHINE NOTE

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 811, AT LEAST TWO BUSINESS DAYS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.

LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED CONCRETE
- PROPOSED PARKING COUNTER
- PROPOSED ASPHALT
- TRAFFIC FLOW ARROW
- GRAND TREE
- CROWN FOOTPRINT
- TREE PROTECTION ZONE
- RESIDENTIAL AREA INDICATOR
- BUFFER LINE
- BUILDING SETBACK LINE
- REQUIRED OPEN SPACE



GENERAL NOTES:

1. UNLESS OTHERWISE WAIVED HEREIN, THE DEVELOPMENT SHALL BE IN COMPLIANCE WITH CHAPTER 27, LANDSCAPING, TREE REMOVAL AND SITE CLEARING OF THE CITY OF TAMPA CODE.
2. UNLESS OTHERWISE WAIVED HEREIN, THE DEVELOPMENT SHALL BE IN COMPLIANCE WITH CHAPTER 22, STREETS AND SIDEWALKS, AND ALL TRANSPORTATION TECHNICAL STANDARDS OF THE CITY OF TAMPA CODE. ALL SIDEWALKS SHALL BE ADA COMPLIANT.
3. THE PROJECT SHALL COMPLY WITH CHAPTERS 5, 17.5, 20.5, 21, 22, 25, 26, 27 (INCLUDING SUPPLEMENTAL REGULATIONS AND TECHNICAL STANDARDS) OF THE CITY OF TAMPA CODE, UNLESS WAIVED HEREIN.
4. PROTECT SIGNAGE TO CONFORM TO CITY OF TAMPA SIGN REGULATION ARTICLE VI DIVISION 6.
5. ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS (OUTSIDE OF THE COLLECTION AREAS) SHALL PROVIDE A MINIMUM 18' CLEARANCE FROM FINISHED GRADE LEVEL TO LOWEST PART OF OVERHEAD STRUCTURES/TREE CANOPY/DRIVE THROUGH CANOPY OR OVERHEAD WIRES.
6. BIKE RACKS WILL BE PROVIDED WITHIN THE COMMERCIAL AND RESIDENTIAL AREAS AS REQUIRED BY CODE.
7. THE SCREENING ENCLOSURE FOR THE DUMPSTER SHALL BE A MINIMUM OF 6' IN HEIGHT AND MADE COMPATIBLE WITH THE MATERIALS ON THE FRONT BUILDING WALL OF THE MAIN BUILDING. THE MINIMUM INTERIOR DIMENSIONS AS REQUIRED BY CODE.
8. THE OPENING DOORS FOR BOTH ENCLOSURES SHALL BE CONSTRUCTED OF SOLID/OPAQUE MATERIAL AND WILL HAVE LOCKING PINS TO HOLD THEM OPEN DURING SERVICE. THE DOORS SHALL HAVE THE SAME MINIMUM FREE AND CLEAR OPENING WIDTH AS THE ENCLOSURE (MIN. 10' WIDE OPENING FOR DUMPSTER AND MIN. 15' WIDE OPENING FOR THE COMPACTOR). IN ORDER NOT TO REDUCE THE OPENING WIDTH, ALL HARDWARE SHALL BE ATTACHED TO THE OUTSIDE OF THE ENCLOSURE OR THE ENCLOSURE SHALL BE WIDENED TO ALLOW FOR THE MINIMUM DOOR OPENING.
9. A MINIMUM OF (2) SAFETY BOLLARDS SHALL BE INSTALLED WITHIN 2' OF THE REAR INTERIOR WALL OF ALL DUMPSTER, COMPACTOR AND ROLL-OFF ENCLOSURES. (TWO BOLLARDS FOR EACH DUMPSTER)
10. A GRADE LEVEL CONCRETE SLAB AT A MINIMUM 6" THICK/4,000 POUNDS PER SQUARE INCH SHALL BE PROVIDED FOR THE DUMPSTER/COMPACTOR TO BE SET ON. A MINIMUM 26" VERTICAL CLEARANCE SHALL BE PROVIDED OVER THE DUMPSTER AND COMPACTOR AND OVER THE SERVICE VEHICLE AT THE POINT OF COLLECTION.
11. ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS (OUTSIDE OF THE COLLECTION AREAS) SHALL PROVIDE A MINIMUM 18' CLEARANCE FROM FINISHED GRADE LEVEL TO THE LOWEST PART OF OVERHEAD STRUCTURE/TREE CANOPY.
12. 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.
13. DEVELOPMENT SHALL COMPLY WITH CITY OF TAMPA STORMWATER TECHNICAL STANDARDS.
14. DEVELOPMENT SHALL COMPLY WITH CITY OF TAMPA REAL ESTATE DEPARTMENT.
15. A SIDEWALK EASEMENT WILL BE PROVIDED TO THE CITY OF TAMPA TO MAINTAIN THE PUBLIC SIDEWALK ON PRIVATE PROPERTY. THIS EASEMENT WILL NEED TO BE COMPLETED PRIOR TO THE FIRST BUILDING PERMIT. THIS CAN BE DONE THROUGH THE REAL ESTATE DEPARTMENT. THIS PROCESS TAKES A MINIMUM OF 90 DAYS AND REQUIRES CITY COUNCIL APPROVAL. SO IT WILL BE A GOOD IDEA TO START THIS AT THE BEGINNING OF PERMITTING. THE DEVELOPER/OWNER NEEDS TO HAVE A SURVEY SKETCH AND LEGAL DESCRIPTION PREPARED BY A SURVEYOR FOR THE EASEMENT ACQUISITION (8.5"x11" SIZE PAPER) AND OBTAIN TITLE INFORMATION AS REQUIRED BY CITY OF TAMPA REAL ESTATE DEPARTMENT.
16. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, A MITIGATION PAYMENT OF \$12,047.00 SHALL BE PAID TO THE MOBILITY DEPARTMENT FOR IMPROVEMENTS IN THE INTERBAY DISTRICT AREA.
17. THE DEVELOPER SHALL MAKE IMPROVEMENTS TO SOUTH 6TH STREET WHICH WILL INCLUDE REPAVING AND WIDENING (15 FEET MINIMUM WIDTH) THE ROADWAY TO FLORIDA GREENBOOK AND CITY OF TAMPA STANDARDS, AND INSTALLING SIDEWALKS AND STREETLIGHTS. THE PROPOSED ROADWAY IMPROVEMENTS ARE SUBJECT TO APPROVAL VIA SUBMIT SEPARATE CONSTRUCTION PLANS (PLN) AND A RIGHT OF WAY PERMIT (ROW). THE DESIGN AND CONSTRUCTION OF THE ROADWAY MUST PROVIDE A DRAINAGE PLAN.
18. SINCE IMPROVEMENTS ARE BEING PROPOSED ALONG SOUTH 6TH STREET, PLEASE UPDATE THE SURVEY TO SHOW THE ENTIRE RIGHT OF WAY OF SOUTH 6TH STREET.
19. THE CITY OF TAMPA STANDARDS REQUIRE A TURN AROUND AT THE END OF DEAD END ROADWAYS.
20. 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. ANY GRAND TREE PRUNING SHALL REQUIRE AN ARBORIST RECOMMENDATION AND A CITY GRAND TREE PRUNING PERMIT.
21. DOT TREE AND LANDSCAPE TECHNICAL MANUAL IN LOCATIONS WHERE THE PROTECTIVE RADIUS CONFLICTS WITH THE PROPOSED CONSTRUCTION, ALTERNATE CONSTRUCTION METHODS SHALL BE IMPLEMENTED WHICH MAY INCLUDE PIER AND INTEL FOUNDATION, CONTINUOUS FOOTERS, ALTERNATIVE PAVING MATERIALS FOR ROAD/SIDEWALK/DRIVEWAY LIKE PERMEABLE SURFACES, WANE SYSTEM, RE-ROUTING OF SIDEWALKS/IMPERVIOUS SURFACES TO GO AROUND STRUCTURAL ROOTS, FLEXIPAVE OR SIMILAR SURFACE TO BE PLACED NO CLOSER THAN 6" (ONLY FOR FLEXIPAVE SURFACE) TO TRUNK OF TREE.

SITE DATA TABLE FOR FOLIO: 0135935-0100

FUTURE LAND USE	R-10
EXISTING USE	SCHOOL/CAMP
EXISTING ZONING	RS-60
PROPOSED ZONING	PD
PROPOSED USE	RESIDENTIAL, SINGLE FAMILY ATTACHED; DAYCARE CENTER; STRIP SHOPPING CENTER (INCLUDING CN USES, MEDICAL OFFICE AND RESTAURANT)
FBC DEFINITION BY TYPE	EXISTING: NA - BUILDINGS TO BE REMOVED PROPOSED: TYPE V.B AND I.I.B
PLAT	UNPLATTED
PROPERTY LOCATION	6204 INTERBAY BOULEVARD
FOLIO NUMBERS	0135935-0100
SITE AREA	APPROX 187,555 SF; 4.30 ACRES 3.00 ACRES - RESIDENTIAL (SEE RESIDENTIAL AREA INDICATOR) 1.30 ACRES - COMMERCIAL
BUILDING SQUARE FOOTAGE	COMMERCIAL: 8,400 SF; DAYCARE: 6,600 SF
MAX # OF DWELLING UNITS	30 DWELLING UNITS
PARKING REQUIRED (PER CODE CH. 27-283.7)	143 PARKING SPACES (SEE PARKING TABLE BELOW)
PARKING PROVIDED	141 PARKING SPACES (SEE PARKING TABLE BELOW)
PROPOSED FAR	COMMERCIAL: 8,400 SF / 57,499 S.F. = 0.146 FAR (0.35 FAR MAX) DAYCARE: 6,600 SF / 57,499 = 0.104 FAR 30 UNITS / 3,000 ACRES = 0.10 U/I/AC
PROPOSED DENSITY	
PERIMETER SETBACKS	BUILDINGS 1 & 2 (COMMERCIAL) FRONT: 25' SIDE: 5' REAR: 15' BUILDING 3, 4, 5, 6 & 7 (RESIDENTIAL) FRONT: 20' SIDE: 5' REAR: 15'
MAXIMUM BUILDING HEIGHT	3 STORIES - MAX 39'
REQUIRED LOADING	1 12'X60' BERTHS
PROVIDED LOADING	2 12'X30' BERTHS (SEE WAIVER REQUEST BELOW)
FLOOD ZONE	ZONE "X" PER PANEL NUMBER 1201140038C
STORMWATER IMPERVIOUS AREA	EXISTING - 31,889 SF (17%) PROPOSED - 113,388 SF (60%)
TOTAL LANDSCAPE AREA	REQUIRED - 27,619 SF 30% OF COMMERCIAL AREA - 17,119 SF 350 SF PER UNIT - 10,500 SF PROPOSED - 74,167 SF (40%)
VEHICULAR USE AREA (VUA)	59,997 SF
VUA REQUIRED - (VUA X 20%)	11,999 SF
VUA TREES - 1 TREE PER 1500 SF VUA	59,997/1500 SF = 40 TREES
SF PARCEL TREES - 1 TREE PER 1500 SF	603 SF/1500 SF = 1 TREE X 30 PARCELS = 30 TREES
ROW TREES - 1 TREE PER 40 LF OF VUA	498 LF OR ROW: 498 LF OF ROW / 40 LF PER TREE = 13 TREES TREES WILL BE PLACED ALONG ROW AS REQUIRED PER CODE.
BUFFERS	NORTH: ROW 8' BUFFER REQUIRED SOUTH: VUA 8' BUFFER REQUIRED EAST: ROW 8' BUFFER REQUIRED WEST: SFR 10' & 5' BUFFER REQUIRED 8' BUFFER PROVIDED 8' BUFFER PROVIDED 10' & 5' BUFFER PROVIDED

LEGAL DESCRIPTION:

THE LAND IS DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH, RANGE 18 EAST, RUN WEST 310 FEET, THENCE NORTH 67° WEST 113 FEET THENCE NORTH 319 FEET TO COUNTY ROAD, THENCE NORTHEASTERLY ALONG SAID ROAD, 510 FEET TO THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4, THENCE SOUTH 680 FEET TO POINT OF BEGINNING, ACCORDING TO THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:  
COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, MEASURE THENCE S 89°19'49" WEST 309.30 FEET TO A POINT OF BEGINNING, THENCE NORTH 67°33'39" WEST, 113.00 FEET; THENCE NORTH 00°44'59" WEST, 323.28 FEET TO THE SOUTHERLY OCCUPIED RIGHT OF WAY LINE OF INTERBAY BOULEVARD, THENCE SOUTH 16°31'18" EAST (ASSUMED BEARING) 382.16 FEET TO THE POINT OF BEGINNING.

RIGHT OF WAY:

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](https://aca.tampagov.net/citizenaccess/default.aspx)

WAIVERS REQUESTED:

1. SECTION 27.284.3.1: TO REDUCE THE MINIMUM TREE RETENTION FROM 50% TO 10%.
2. SECTION 27.289.3:
  - TO RELOCATE ONE (1) 50 SF FREESTANDING MONUMENT SIGN FROM THE ROADWAY FRONTAGE TO THE BIFURCATION OF THE ACCESS IN THE RESIDENTIAL PORTION OF THE PD AS SHOWN ON SITE PLAN.
  - TO INCREASE THE SIZE OF ONE (1) FREESTANDING PILLAR SIGN FROM 50 SF TO 75 SF AS SHOWN ON SITE PLAN.
3. SECTION 27.283.15: TO ALLOW TWO (2) 12'X30' LOADING SPACE IN LIEU OF A 12'X60' SPACE.
4. SECTION 27.283.12(i): TO ALLOW COMMERCIAL TRAFFIC ACCESS TO A LOCAL STREET (S. 6TH STREET).
5. SECTION 27.283.7: TO REDUCE THE REQUIRED PARKING FROM 143 TO 141. (1.4% REDUCTION)

AS-SURVEYED LEGAL DESCRIPTION:

THE LAND IS DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF NW 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE 88°42'37"W, A DISTANCE OF 309.03 FEET, THENCE N17°21'17"W, A DISTANCE OF 381.89 FEET TO THE SOUTHERLY OCCUPIED RIGHT OF WAY OF INTERBAY BOULEVARD, THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF INTERBAY BOULEVARD N58°17'11"E, A DISTANCE OF 497.11 FEET, THENCE LEAVING SAID RIGHT OF WAY ALONG THE WEST RIGHT OF WAY OF SOUTH 6TH STREET 500'00"00"W, A DISTANCE OF 618.86 FEET TO THE POINT OF COMMENCEMENT.

CONTAINING 187,552 SQUARE FEET OR 4.3056 ACRES, MORE OR LESS.

CASE NO.: REZ-22-000082 DATE: \_\_\_\_\_

DATE: \_\_\_\_\_ CITY COUNCIL CHAIRMAN

DATE: \_\_\_\_\_ CITY CLERK

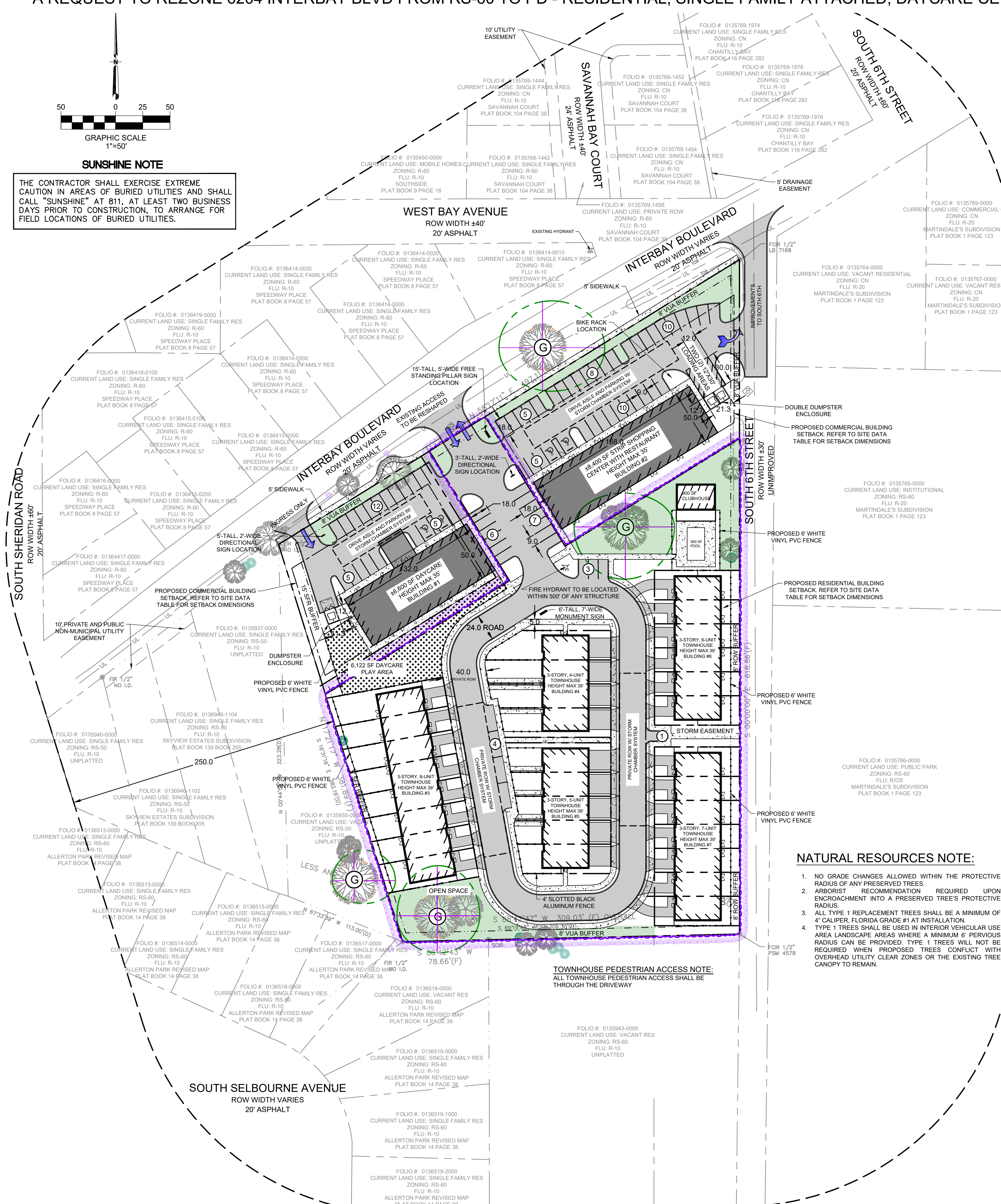
CERTIFIED DATE: \_\_\_\_\_ ZONING ADMINISTRATOR

NATURAL RESOURCES NOTE:

1. NO GRADE CHANGES ALLOWED WITHIN THE PROTECTIVE RADIUS OF ANY PRESERVED TREES.
2. ARBORIST RECOMMENDATION REQUIRED UPON ENCROACHMENT INTO A PRESERVED TREE'S PROTECTIVE RADIUS.
3. ALL TYPE 1 REPLACEMENT TREES SHALL BE A MINIMUM OF 4" CALIPER, FLORIDA GRADE #1 AT INSTALLATION.
4. TYPE 1 TREES SHALL BE USED IN INTERIOR VEHICULAR USE AREA LANDSCAPE AREAS WHERE A MINIMUM 6' PERVIOUS RADIUS CAN BE PROVIDED. TYPE 1 TREES WILL NOT BE REQUIRED WHEN PROPOSED TREES CONFLICT WITH OVERHEAD UTILITY CLEAR ZONES OR THE EXISTING TREE CANOPY TO REMAIN.

TOWNHOUSE PEDESTRIAN ACCESS NOTE:

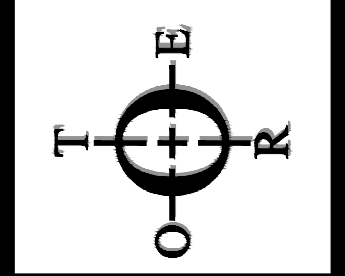
ALL TOWNHOUSE PEDESTRIAN ACCESS SHALL BE THROUGH THE DRIVEWAY



INTERBAY MIXED USE  
6204 INTERBAY BLVD  
TAMPA, FLORIDA, 33611  
PREPARED FOR  
SSG COMMERCIAL LLC

REZONING  
A REQUEST TO REZONE FROM RS-60 TO  
PD MIXED USE COMMERCIAL AND  
SINGLE FAMILY ATTACHED

OTERO ENGINEERING  
19012 N. Dale Mabry Highway, Suite 230 • Tampa, FL 33618 • (813) 956-5585  
C.A. # 7940



User Name: georcy  
Drawing Name: \\C:\Data\Projects\2021\112 Interbay (MIX)\_BASE-interbay\_PD\_Expanded\_Daycare.dwg Oct 05, 2022