

**STATE UNIVERSITY SYSTEM OF FLORIDA
BOARD OF GOVERNORS
University of South Florida
2025 Fletcher District Project (P3), Phase 1**

Project Map

- 1 Lot 1 - A - Market Rate Housing - 150 units 4-5 story**
Retail 22,100 sf (40' bay depth)
B - Anchor Retail - 13,000 sf
Parking Required: Resi. parking = 263 cars (1.75 /un)
Retail Parking = 64 cars (@5.5/1000 sf)
Anchor Retail = 65 cars (@5/1000 sf)
Total parking req: = 392 cars
Parking Provided: 463 cars total surface park.
(71 cars surplus)
- 2 Lot 2 - Mixed Use 7 story**
C - Ac Hotel 150 key - 7 story
8000 sf Ground Floor Retail
D - Surface Parking - 248 cars
E - 5,000 Conference Center
F - 3,500 SF Retail
G - 4,400 SF Retail
Parking Required: Hotel parking = 150 cars (1/key)
Retail Parking = 88 cars (@5.5/1000 sf)
Total parking req: = 238 cars
Parking Provided: 290 cars total (52 cars surplus)
- 3 Lot 3 - District Green**
H - Flex lawn 40,000 sf
I - 5,000 SF Retail - Brewery
J - 4,000 SF Retail
Parking req: @5.5/1000 = 50 cars
Parking provided: 89 cars (39 surplus)
- 4 Lot 4 - USF Research Bldg + student housing**
K - Phase IA - Research - 100,000 sf, 5-7 story
L - Phase I Student Housing - 700 beds
M - Phase IB - Research - 125,000 sf, 5-7 story
Parking req: 1485 cars (1125 cars - research + 360 student housing)
- 5 Lot 5 - USF Research Bldg**
N - Phase IC - Research - 125,000 sf, 5-7 story
Parking req: 625 cars

TOTAL (phase 1a+1b+1c):

- 150 Units Market Rate Residential
- 700 beds - Student Housing
- 60,000 gsf - Retail
- 150 keys - Hotel
- 5000 gsf - Conference
- 350,000 - Research
- 150 units - Cottages



LEGEND

- 1 Rooftop Deck
- 2 Valet Drop off
- 3 Event Lawn
- 4 Fitness Plaza
- 5 Trail Head / Pavilion
- 6 Gateway / Signage
- 7 Pedestrian Bridge
- 8 USF Bull Sculpture
- 9 Paseo to Flex Lawn
from Surface parking
- 10 Residential Lobby
- 11 Garden
- 12 Green Belt with Trail
- 13 Gateway/ Ceremonial Entry
- 14 Buffer Zone Along The
Forest Preserve
- 15 Stage/bandshell
- 16 Structured Garage
- 17 Paddle Board/ Kayak
- 18 Existing Wetland/ Retention Pond
- 19 Existing Golf Center
- 20 The Quad Park
- 21 Research/ Innovation Gateway
- 22 Clubhouse with Entry Feature
- 23 Built-to-rent Cottages
- 24 Built-to-rent Townhouses

