

Rezoning Application: RZ-PD 22-1226

Zoning Hearing Master Date: January 17, 2023

BOCC Land Use Meeting Date: March 7, 2023



**Hillsborough
County Florida**

Development Services Department

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: Isabelle Albert

FLU Category: RMU-35

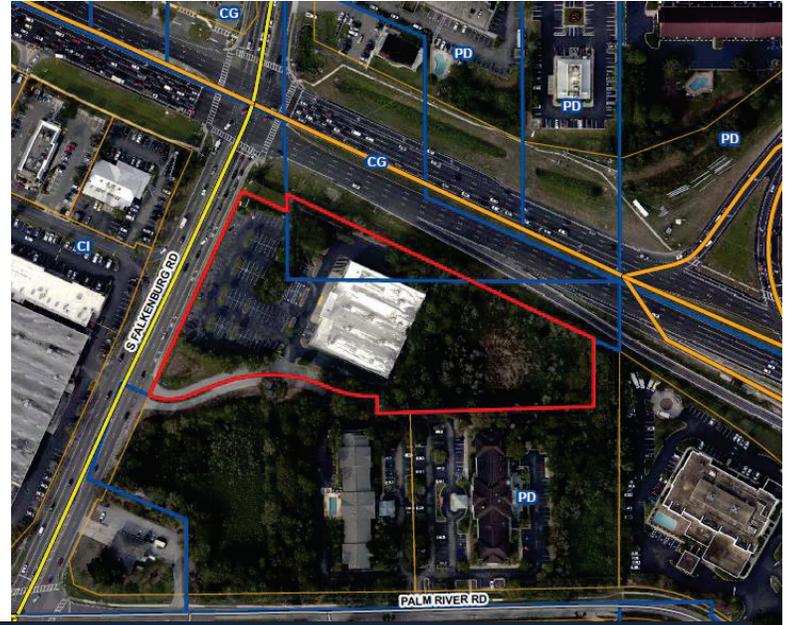
Service Area: Urban

Site Acreage: 5.43 AC +/-

Community Plan Area: None

Overlay: None

Request: Rezoning to Planned Development



Request Summary:

The existing zoning is CG, and CI (Commercial General, Commercial Intensive) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a hotel, and restaurant uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

Uses	Current CG Zoning	Proposed PD Zoning
	Commercial, Light Industrial	Hotel, Restaurant
Mathematical Maximums *	CG: 8,686 square feet CI: 76,470 square feet [(203,921.2 total site x 1.25) x 0.3 FAR] CG and CI: 85,156.375 sf	209,000 square feet

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current CG, / CI Zoning	Proposed PD Zoning
Density / Intensity	Existing building square footage is approximately 32,595 square feet. Under the existing CG and CI zoning districts a maximum of 85,156.375 square feet is allowable (based on 0.27 and 0.30 FAR).	Under the proposed PD 22-1226 for the two parcels, a maximum of 209,000 square footage, 0.98 FAR is allowable (based in 1.00 FAR in RMU-35)
Lot Size / Lot Width	10,000 sf / 75'	10,000 sf / 75'

APPLICATION NUMBER: PD 22-1226

ZHM HEARING DATE: January 17, 2023

BOCC LUM MEETING DATE: February 20, 2023

Case Reviewer: Tania C. Chapela

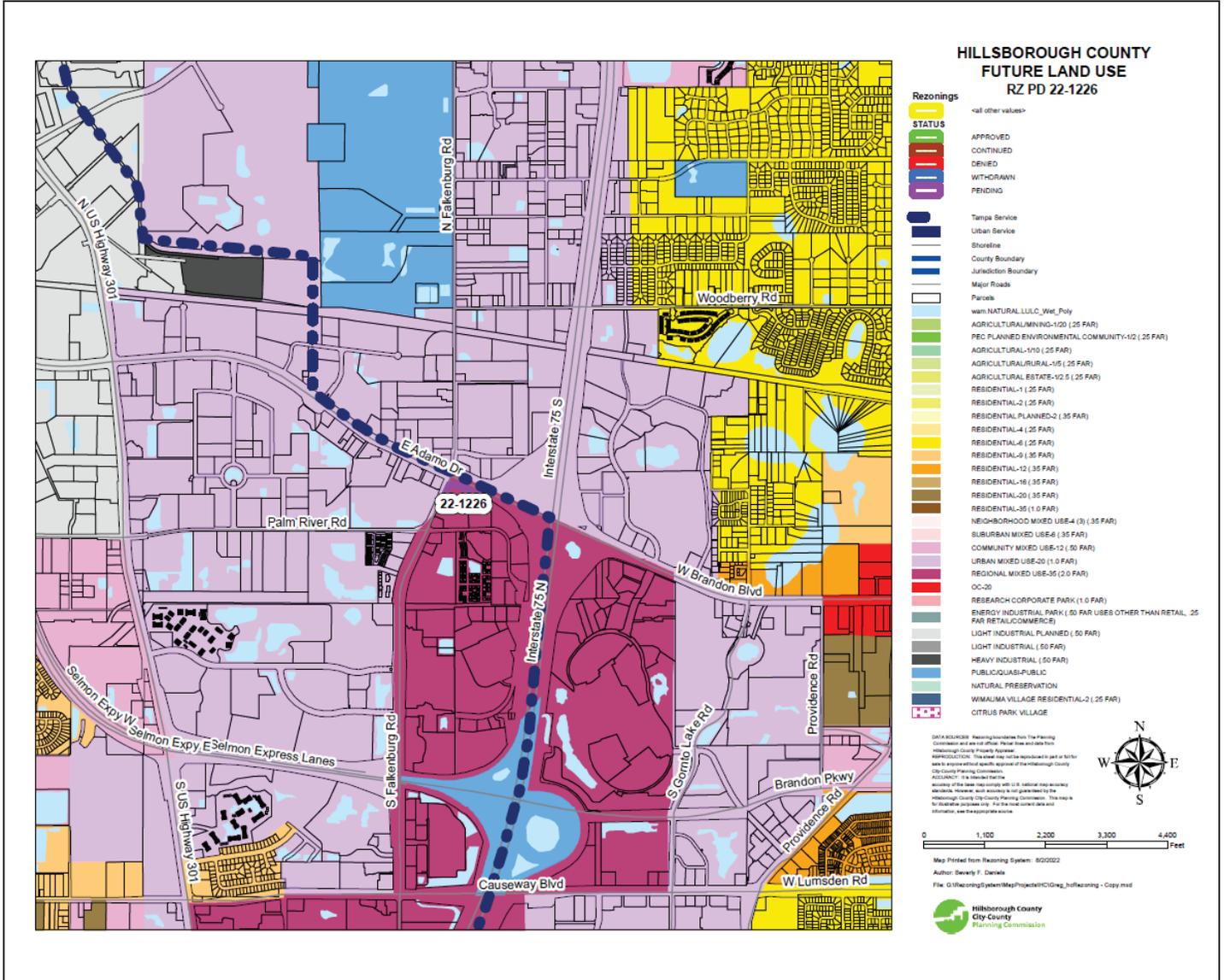
Setbacks/Buffering and Screening	30' Front-North 30' Front-West	30' Front-North 30' Front-West
Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	100 feet, 8 stories Max. for Hotel 50-feet for Restaurant

Additional Information:

PD Variations	None requested
Waiver(s) to the Land Development Code	LDC Section 6.01.01. Endnote 8 (2 foot of additional setback for building height over 20 feet) to allow a 10-foot south setback for a 100-foot building height.
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

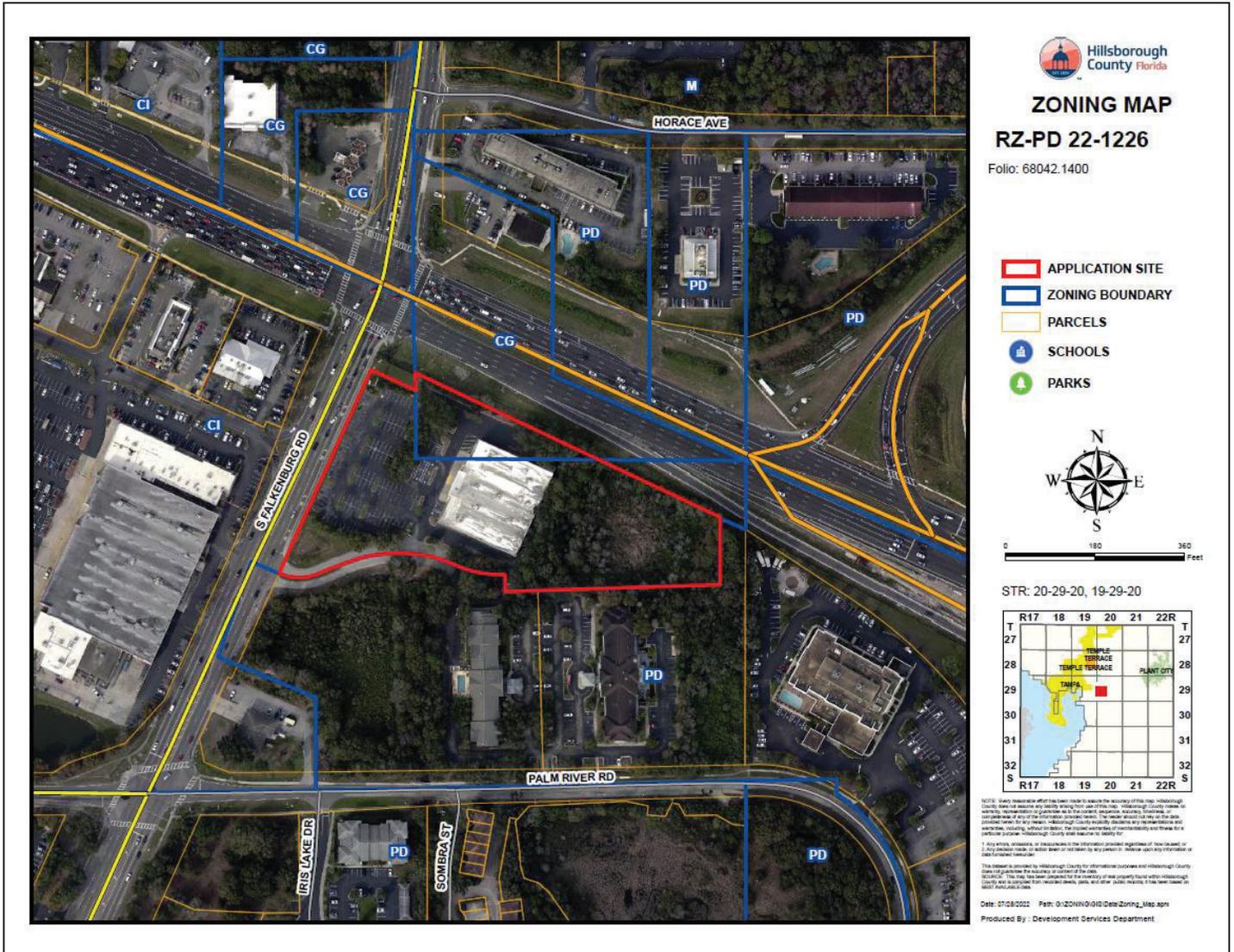
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Regional Mixed Use - 35
Maximum Density/F.A.R.:	2.0 FAR
Typical Uses:	Residential, regional retail commercial, office, business parks, research parks, light industrial, multi-purpose, clustered residential, mixed use

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

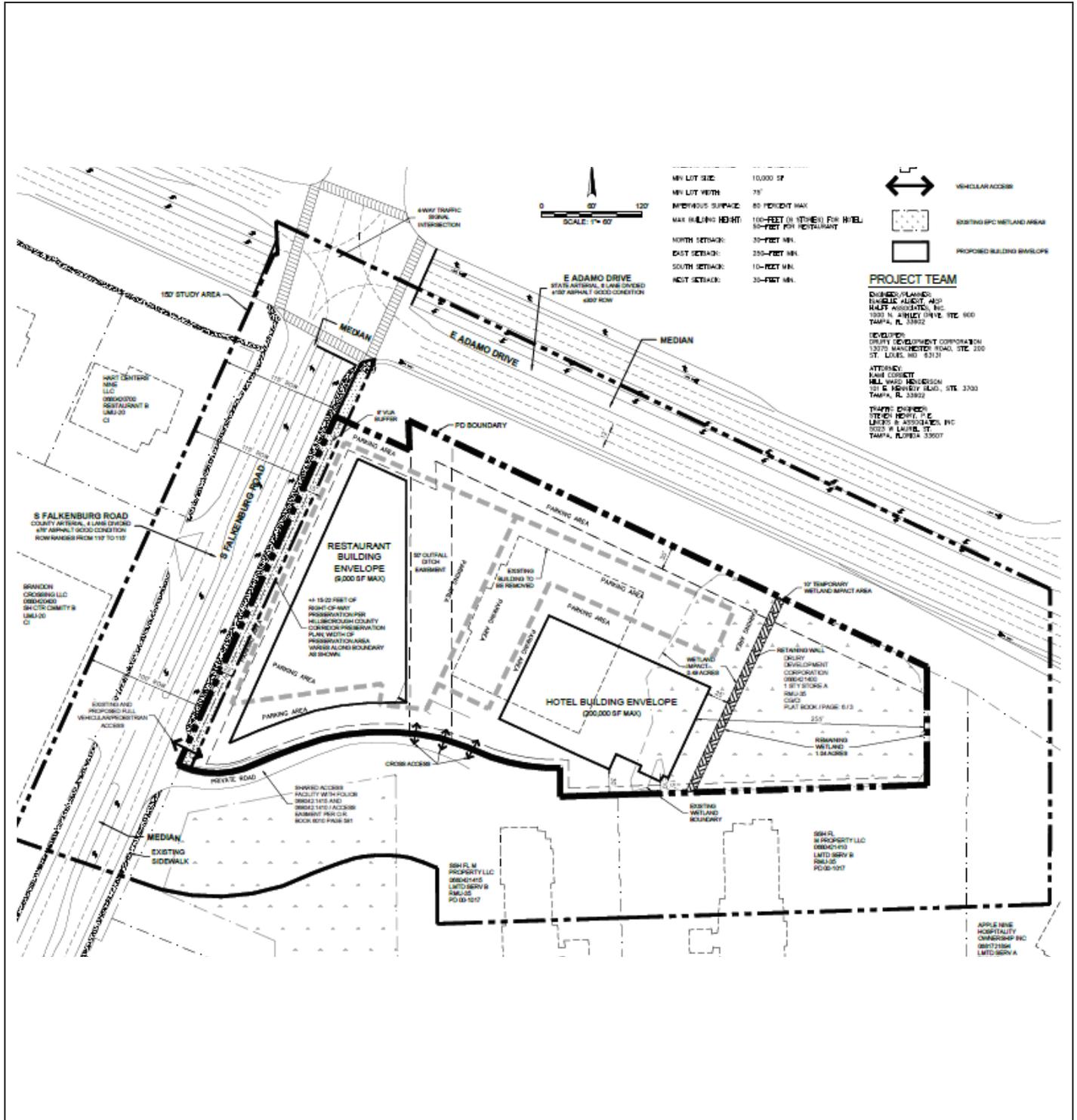


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG, PD 84-0324	0.27, 0.4 FAR	Commercial General uses	Hotel, Office
South	PD 00-1017	2.0 FAR	Hotel, Restaurant, Retail	Hotel
East	PD 00-1017	2.0 FAR	Hotel, Restaurant, Retail	Hotel
West	CI	0.3 FAR	Commercial Intensive uses	Commercial plaza

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Falkenburg Road	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Adamo Drive	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,605	65	173
Proposed	1,394	125	102
Difference (+/-)	-1,211	+60	-71

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Falkenburg/ Turn Lane Length	Design Exception Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY											
Environmental:	Objections	Conditions Requested	Additional Information/Comments								
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No									
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____											
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments								
Transportation <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No									
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Impact/Mobility Fees <table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;">Hotel</td> <td style="width:50%; border:none;">Restaurant (hi-turnover)</td> </tr> <tr> <td style="border:none;">Mobility: \$4,168 per room</td> <td style="border:none;">(Per 1,000 s.f.)</td> </tr> <tr> <td style="border:none;">Fire: \$313 per 1,000 sf</td> <td style="border:none;">Mobility: \$43,893</td> </tr> <tr> <td style="border:none;">Park: \$1,327 per room</td> <td style="border:none;">Fire: \$313</td> </tr> </table>				Hotel	Restaurant (hi-turnover)	Mobility: \$4,168 per room	(Per 1,000 s.f.)	Fire: \$313 per 1,000 sf	Mobility: \$43,893	Park: \$1,327 per room	Fire: \$313
Hotel	Restaurant (hi-turnover)										
Mobility: \$4,168 per room	(Per 1,000 s.f.)										
Fire: \$313 per 1,000 sf	Mobility: \$43,893										
Park: \$1,327 per room	Fire: \$313										
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments								
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the current CG and CI (Commercial General, Commercial Intensive) allowed uses, including a hotel development in the southern property. Furthermore, the proposed project reduced the number of potential uses currently allowed in the subject property. The proposed 0.98 FAR is under the 2.0 Maximum FAR allowable in the RMU-35 Comprehensive Plan category.

The increased FAR will have minimal impact on the transportation network. Per the Transportation Staff, the proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,211 average daily trips, an increase of 60 trips in the a.m. peak hour, and a decrease of 71 trips in the p.m. peak hour.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 19, 2022.

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Remove all Cross-access arrows from the site plan.
- Add a note to the site plan that states "Sidewalks to be provided per LDC".

1. The project shall be permitted a maximum of 209,000 square feet for Hotel (200,000 square foot maximum) and Restaurant (9,000 square foot maximum) uses.

2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the development standards of the CI zoning district, unless otherwise specified herein.

Minimum Lot Size: 10,000 S.F.

Minimum Lot Width: 75-Feet

Front Setback (North, along E Adamo Dr.): 30-Feet

Front Setback (West, along S Falkenburg Rd.): 30-Feet

Side Setback (South): 10-Feet

Side Setback (East): 250-Feet

Maximum Building coverage: 30%

Maximum Impervious Surface: 80%

Maximum building Height: 100' feet, 8 stories Max. for Hotel uses, 50-feet for Restaurant uses

The project shall not be required to comply with LDC Sec. 6.01.01, endnote 8, additional setback provision.

3. Buffering and screening shall be in accordance with LDC 6.06.06 buffer and screening provisions.

4. If PD 22-1226 is approved, the County Engineer will approve a Design Exception (dated January 9, 2023) found approvable (January 9, 2023) regarding the minimum turn lane lengths required pursuant to Section 5.6 of the

Transportation Technical Manual (TTM). Approval of this Design Exception will reduce the minimum required turn lane length from 285 feet to +/- 215 feet.

5. The vehicular parking ratio for the hotel shall be 0.83 spaces per hotel room subject to the additional provision of 19 bicycle parking spaces consistent with LDC, Sec. 6.05.02. P.

6. As Falkenburg Road is included in the Hillsborough County Corridor Preservation Plan as a future 6-lane improvement, the developer shall designate up to 22 feet of right of way preservation along the project frontage on Falkenburg Road. Building setbacks shall be calculated from the future right-of-way line.

7. Hillsborough County reserves the right to close the median and/or southbound left turn lane on Falkenburg Road due safety concerns and/or operational improvements. Closing the median and/or southbound left turn lane would restrict the access to PD 22-1226 to right in right out only on Falkenburg Road.

8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

10. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

13. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

15. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:



J. Brian Grady
Tue Jan 10 2023 11:58:25

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Brandon/ Northeast

DATE: 01/09/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1226

- | | |
|----------|---|
| | This agency has no comments. |
| | This agency has no objection. |
| X | This agency has no objection, subject to the listed or attached conditions. |
| | This agency objects for the reasons set forth below. |

CONDITIONS OF APPROVAL

- If PD 22-1226 is approved, the County Engineer will approve a Design Exception (dated January 9, 2023) found approvable (January 9, 2023) regarding the minimum turn lane lengths required pursuant to Section 5.6 of the Transportation Technical Manual (TTM). Approval of this Design Exception will reduce the minimum required turn lane length from 285 feet to +/- 215 feet.
- The vehicular parking ratio for the hotel shall be 0.83 spaces per hotel room subject to the additional provision of 19 bicycle parking spaces consistent with LDC, Sec. 6.05.02. P.
- As Falkenburg Road is included in the Hillsborough County Corridor Preservation Plan as a future 6-lane improvement, the developer shall designate up to 22 feet of right of way preservation along the project frontage on Falkenburg Road. Building setbacks shall be calculated from the future right-of-way line.
- Hillsborough County reserves the right to close the median and/or southbound left turn lane on Falkenburg Road due safety concerns and/or operational improvements. Closing the median and/or southbound left turn lane would restrict the access to PD 22-1226 to right in right out only on Falkenburg Road.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Remove all Cross-access arrows from the site plan.
- Add a note to the site plan that states “Sidewalks to be provided per LDC”.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 5.42 acres from Commercial General (CG) and Commercial Intensive (CI) to Planed Development (PD). The proposed entitlements include a 210-room hotel, and 9,000 sf of restaurant uses. The site is generally located on the southeastern corner of the intersection of Falkenburg Road and Adamo Drive. The Future Land Use designation of the site is Residential Mixed Use – 35 (RMU-35).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a detailed transportation analysis. Staff has prepared a comparison of the trips potentially generated under the existing

and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI and CG, 69,000 sf Shopping Center (ITE code 820)	2,605	65	263
Internal Capture	Not Available	0	0
Pass By Trips	Not Available	0	90
Total Trips	2,605	65	173

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 210 Room Hotel (ITE code 312)	844	76	56
PD, 9,000 High Turn Over Restaurant (ITE Code 923)	550	86	81
Sub Total	1,394	162	137
Internal Capture	Not Available	0	0
Passerby Trips	Not Available	37	35
	1,394	125	102

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,211	+60	-71

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,211 average daily trips, an increase of 60 trips in the a.m. peak hour, and a decrease of 71 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Falkenburg Road and Adamo Drive. Falkenburg Road is a 4-lane, divided, Hillsborough County maintained, arterial roadway. Falkenburg Road lies within a range of +/- 110 to +/- 115 feet of ROW. There are sidewalks on both sides of the roadway within the vicinity of the proposed project. Adamo Drive is a 6-lane, FDOT maintained, principal arterial roadway. Adamo Drive lies within +/- 300 feet of ROW. There are sidewalks on both sides of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Falkenburg Road is included in the Hillsborough County Corridor Preservation Plan as a 6-lane roadway. Sufficient Right of way is required for the planned improvement to the roadway. The Hillsborough County Transportation Technical Manual 4 lane collector (TS-6) requires a minimum of 110 feet of ROW. Adding two 11-foot lanes totals 132 feet of ROW. The ROW on Falkenburg Varies between +/- 110 and +/- 115. The applicant shall provide up to 22 feet of ROW as shown on the site plan for the planned improvement.

REQUESTED PD VARIATION: MINIMUM PARKING REQUIREMENT

The applicant is requesting a PD variation to LDC, Sec. 6.05.02. E. Minimum Parking Ratio for a 210 Room Hotel of 1.1 spaces per room. The PD variation request proposes to provide an alternative parking ratio of 0.83 spaces per room based on the ITE Parking Generation Manual, 5 Edition. The required parking per the LDC would be 231 spaces whereas 175 spaces would be required based on ITE. The Applicant proposes to include LDC required parking for the proposed restaurant use 15 spaces per 1,00 sf of restaurant. The applicant’s request indicates that the purpose of the requested reduction in minimum parking for the hotel is due to that the proposed mixed-use development of the hotel and restaurant will share parking and users from the hotel patronizing the restaurant will utilize the pedestrian interconnectivity of the site. The applicant also included the number of spaces is sufficient to serve the uses on site and will not interfere with or injure the rights of the adjacent property owners. Staff finds that the requested PD variation is supportable with the condition that the developer provides on-site bicycle parking spaces equivalent to 5% of the LDC required 366 parking spaces (19 bicycle spaces) consistent with the LDC, Sec. 6.05.02. P. 1. bicycle parking provisions to offset the reduction on a one-to-one ratio.

REQUESTED DESIGN EXCEPTION – FALKENBURG ROAD TURN LANE

The applicant is required to modify a southbound left turn lane on Falkenburg Ave. onto the subject properties shared access drive. Per site access analysis provided by the applicant, this turn lane will require to be extended per county standards. Pursuant to data from the various transportation analyses, roadway design/posted speed, and the Hillsborough County Transportation Technical Manual (TTM), the minimum turn lane length required is 285 feet. The applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated January 9, 2022) proposing a total turn lane length of approximately 215 feet for the southbound left turn lane. This represents a reduction of +/- 70 feet. Based on factors presented in the Design Exception was found approvable by the County Engineer (on January 9, 2023). If this zoning is approved, the County Engineer will approve the Design Exception request.

SITE ACCESS

The project is proposing to use an existing full access connection on Falkenburg Road via a shared roadway with folios 068042.1415 and 068042.141. Vehicular and Pedestrian access to the folios to the south are proposed and required per LDC.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
FALKENBURG RD	LEE ROY SELMON EXPWY ON RAMP	ADAMO DR	D	C
SR 60 / BRANDON BLVD	FALKENBURG RD	PROVIDENCE RD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Falkenburg Road	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Adamo Drive	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,605	65	173
Proposed	1,394	125	102
Difference (+/-)	-1,211	+60	-71

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Falkenburg/ Turn Lane Length	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.

From: Williams, Michael
Sent: Monday, January 9, 2023 5:05 PM
To: Steven Henry
Cc: Albert, Isabelle; Kami Corbett; Chapela, Tania; Steady, Alex; Tirado, Sheida; PW-CEIntake
Subject: FW: RZ PD 22-1226 Design Exception Review
Attachments: 22-1226 DEREQ 01-09-23.pdf

Importance: High

Steve,

I have found the attached Section 6.04.02.B. Design Exception (DE) for PD 22-1226 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Cintia Morales (moralescs@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Monday, January 9, 2023 11:56 AM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RZ PD 22-1226 Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception is approvable with conditions to me (Final DE version should have the latest Zoning Site Plan dated December 2022), please send your response to the following people:

shenry@lincks.com

ialbert@halff.com

kami.corbett@hwhlaw.com

chapelat@hillsboroughcounty.org

steadya@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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LINCKS & ASSOCIATES, INC.

January 9, 2023

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Drury Plaza
MM 22-1226
Folio 06804.1400
Lincks Project No. 18052

The purpose of this letter is to request a Design Exception per Section 1.7 to Section 5.6 of the Hillsborough County Transportation Technical Manual for the length of the southbound left turn lane at the intersection of Falkenburg Road and the Access Road. The property is proposed to be rezoned to Planned Development for the following land uses:

- Business Hotel – 210 Rooms
- High-Turnover Restaurant – 9,000 Square Feet

According to the Hillsborough County Roadways Functional Classification Map, Falkenburg Road is a collector roadway. The subject site is within the Hillsborough County Urban Service Area. According to the Hillsborough County Corridor Preservation Plan, Falkenburg Road is planned to be six (6) lanes in the vicinity of the project. Therefore, a 132 feet right of way is required for Falkenburg Road adjacent to the project. This project is to preserve one-half of the required right of way (66 feet) which is measured from the center line of the existing right of way.

Lincks & Associates, Inc. has conducted an Access Management Analysis for the project. A copy of the relevant pages is included in the appendix of this letter. Based on the results of this analysis, a southbound left turn lane is warranted at the intersection of Falkenburg Road and the Access Road.

The existing length of the southbound left turn lane is approximately 215 feet and according to the projected volumes and the Hillsborough County TTM, the length should be 285 feet.

The justification for not extending the southbound left turn lane is as follows:

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

22-1226

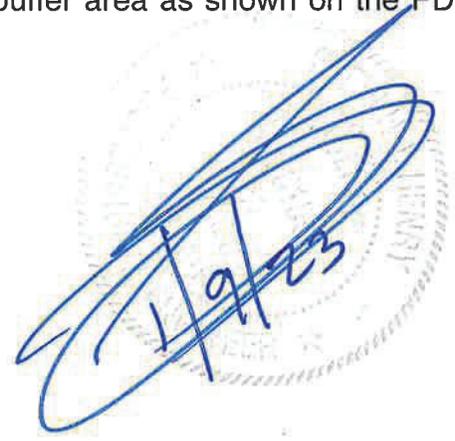
Mr. Michael Williams
January 9, 2023
Page 2

1. The existing 215 foot southbound left turn lane cannot be extended due to the northbound left turn lane at SR 60. The existing length will accommodate the required queue length of 100 feet. Therefore, vehicles would not queue into the through lanes of Falkenburg Road.
2. In conjunction with the rezoning of the property, the developer will be preserving the right of way for the future six-laning of Falkenburg Road and preserving additional right of way to accommodate overlapping turn lanes to be able to provide the full required length of the southbound left turn lane in the future. Since the existing right of way on Falkenburg Road ranges from 115 feet on the north side of the project to 110 feet on the south side of the project, the right of way to be preserved ranges from 15 feet on the north to 22 feet on the south. The right of way preservation area will also be used as the buffer area as shown on the PD Site Plan.

Best Regards,



Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



Based on the information provided by the applicant, this request is:

- Disapproved
- Approved
- Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E., (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,
Michael J. Williams
Hillsborough County Engineer

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY
ROADWAY FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



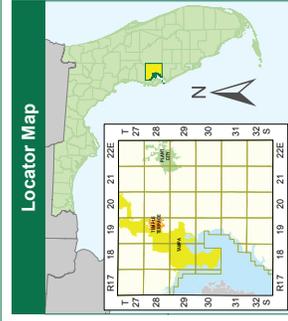
Legend

- Functional Classifications Authority Classification**
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
 PART 3.03.00 STATE-94 PLANNED DEVELOPMENT DISTRICTS
 PART 5.03.00 PLANNED DEVELOPMENT STANDARDS
 PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
 PART 6.07.00 FENCES AND WALLS
 PART 6.08.00 SIGNAGE AND LIGHTING
 PART 12.01.00 DEFINITIONS AND SPECIAL USES
 OTHER PARTS OF THE LDC NOT LISTED ABOVE.

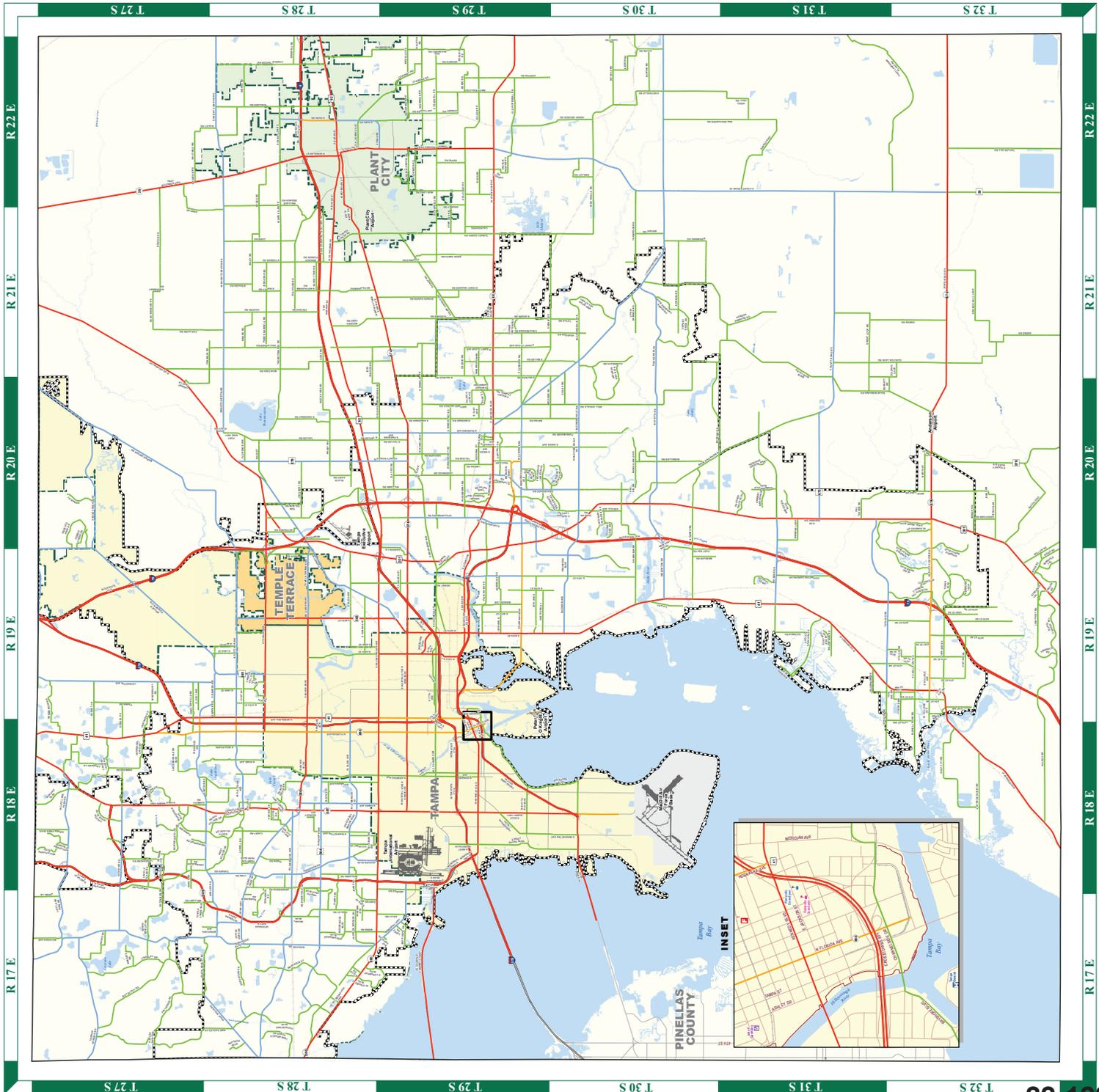
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map, and it is not intended to be used for any purpose other than that for which it was prepared. The map is not intended to be used for any purpose other than that for which it was prepared.

SOURCE: The map has been prepared for the inventory of road property lines within Hillsborough County and is not intended to be used for any purpose other than that for which it was prepared. The map is not intended to be used for any purpose other than that for which it was prepared.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



ACCESS MANAGEMENT ANALYSIS



TRANSPORTATION ANALYSIS

DRURY PLAZA

Prepared For

DRURY DEVELOPMENT CORPORATION

Prepared By



LINCKS & ASSOCIATES, INC.
Engineers - Planners
Tampa, Florida

TRANSPORTATION ANALYSIS

DRURY PLAZA

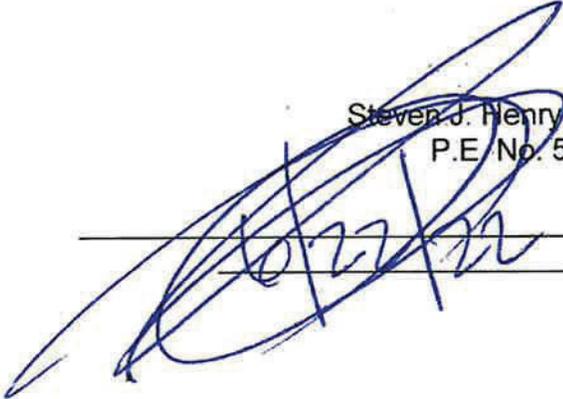
Prepared For
DRURY DEVELOPMENT CORPORATION

Prepared By
LINCKS & ASSOCIATES, INC.
5023 West Laurel Street
Tampa, Florida 33607
813-289-0039
State of Florida Authorization No. EB0004638

June, 2022

Project No. 18052

Steven J. Henry, P.E.
P.E. No. 51555



Date



TABLE 1
DAILY TRIP GENERATION

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends (1)</u>	<u>Passerby</u> <u>Trip Ends (2)</u>	<u>New Daily</u> <u>Trip Ends</u>
Hotel	312	210 Rooms	844	0	844
High Turnover Restaurant	932	9,000 SF	<u>965</u>	<u>415</u>	<u>550</u>
Total			1,809	415	1,394

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

- Passerby Trip Ends
 - High Turnover Restaurant - 43%
965 x 0.43 = 415

The passerby traffic should not exceed 10% of the adjacent street traffic.

- 30,878(a) x 0.10 = 3,088 > 415

(a) AM peak hour peak season traffic at the intersection of Falkenburg Road and Entrance Road and K = 0.09



TABLE 2
AM PEAK HOUR TRIP GENERATION

Land Use	ITE Land Use Code	Size	AM Peak Hour Trip Ends (1)			Passerby Trip Ends (2)			New AM Peak Hour Trip Ends		
			In	Out	Total	In	Out	Total	In	Out	Total
Hotel	312	210 Rooms	30	46	76	0	0	0	30	46	76
High Turnover Restaurant	932	9,000 SF	47	39	86	20	17	37	27	22	49
		Total	77	85	162	20	17	37	57	68	125

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

- Passerby Trip Ends
 - High Turnover Restaurant - 43%
 - In - $47 \times 0.43 = 20$
 - Out - $39 \times 0.43 = 17$

The passerby traffic should not exceed 10% of the adjacent street traffic.

- $1,920 (a) \times 0.10 = 192 > 37$

(a) AM peak hour peak season traffic at the intersection of Falkenburg Road and Entrance Road



TABLE 3
PM PEAK HOUR TRIP GENERATION

Land Use	ITE Land Use Code	Size	PM Peak Hour Trip Ends (1)		Passerby Trip Ends (2)		New PM Peak Hour Trip Ends	
			In	Out	In	Out	In	Out
Hotel	312	210 Rooms	31	25	0	0	31	25
High Turnover Restaurant	932	9,000 SF	49	32	21	14	28	18
		Total	80	57	21	14	59	43

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

- Passerby Trip Ends

- High Turnover Restaurant - 43%

- In - $49 \times 0.43 = 21$

- Out - $32 \times 0.43 = 14$

The passerby traffic should not exceed 10% of the adjacent street traffic.

- $2,779 (a) \times 0.10 = 278 > 35$

(a) PM peak hour peak season traffic at the intersection of Falkenburg Road and Entrance Road



LEGEND
13 = PEAK SEASON TRAFFIC
(23) = NEW PROJECT TRAFFIC
<36> = PASSERBY PROJECT TRAFFIC



06/16/22

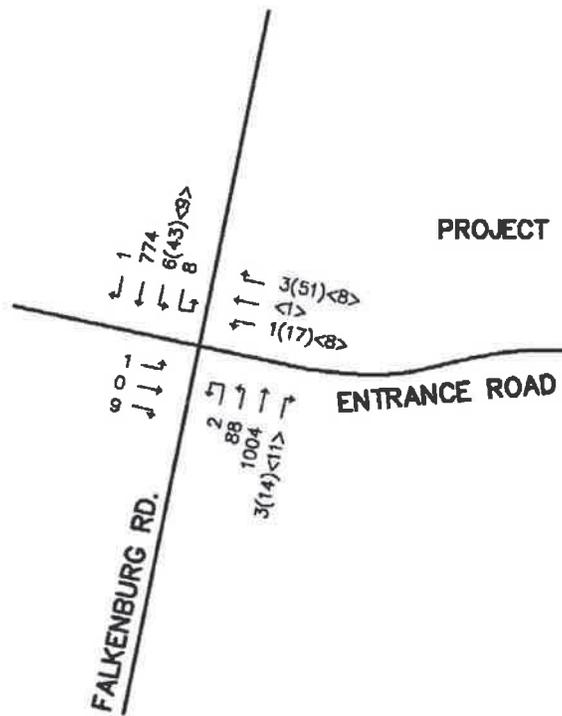


FIGURE 6
AM PEAK HOUR
PEAK SEASON PLUS
PROJECT TRAFFIC



LEGEND
13 = PEAK SEASON TRAFFIC
(23) = NEW PROJECT TRAFFIC
<36> = PASSERBY PROJECT TRAFFIC



06/16/22

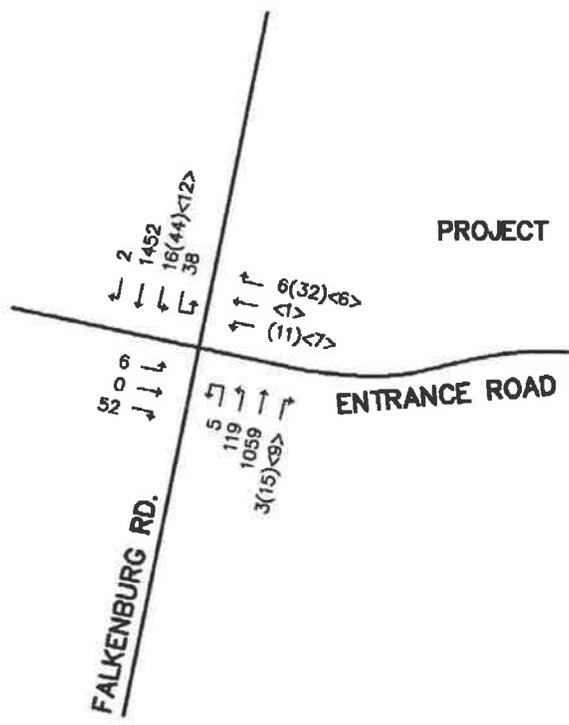


FIGURE 7
PM PEAK HOUR
PEAK SEASON PLUS
PROJECT TRAFFIC

TABLE 6
ACCESS RECOMMENDATIONS

<u>Intersection</u>	<u>Movement</u>	<u>Peak Hour Volume (1)</u>		<u>Turn Lane Warranted? (2)</u>	<u>Queue Storage (3)</u>	<u>Deceleration Length (4)</u>	<u>Total Length</u>
		<u>AM</u>	<u>PM</u>				
Falkenburg Road and Entrance Road	SBL	66	109	Yes	100'	185'	285'
	NBR	28	27	No	-	-	-

- (1) See Figures 6 and 7 of the report.
- (2) Based on Section 6.04.04 of the Hillsborough County LDC.
- (3) Queue length determination:
Falkenburg Road and Entrance Road
SBL - 109/30 x 25 = 91' Use 100'
- (4) Deceleration Length based on a posted speed limit of 45 MPH on Falkenburg Road and FDOT Exhibit 212-



COUNTY OF HILLSBOROUGH

**REVISED RECOMMENDATION OF THE
LAND USE HEARING OFFICER***

APPLICATION NUMBER: RZ PD 22-1226

DATE OF HEARING: January 17, 2023

APPLICANT: Drury Development Corp

PETITION REQUEST: A request to rezone property from CG and CI to PD to permit a proposed hotel and restaurant

LOCATION: 10277 E. Adamo Drive

SIZE OF PROPERTY: 5.43 acres, m.o.l.

EXISTING ZONING DISTRICT: CG and CI

FUTURE LAND USE CATEGORY: RMU-35

SERVICE AREA: Urban

COMMUNITY PLAN: Brandon

*The Recommendation was revised to correct an error in the Findings of Fact and Summary regarding the number of bicycle parking spaces provided. No other changes were made to the Recommendation.

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

REVISED REPORT 1.0 APPLICATION SUMMARY



Applicant: ~~Isabelle Albert~~ Drury Development Corporation

FLU Category: RMU-35

Service Area: Urban

Site Acreage: 5.43 AC +/-

Community Plan Area: None

Overlay: None

Request: Rezoning to Planned Development

Request Summary:

The existing zoning is CG, and CI (Commercial General, Commercial Intensive) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a hotel, and restaurant uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

Uses	Current CG Zoning	Proposed PD Zoning
	Commercial, Light Industrial	Hotel, Restaurant
Mathematical Maximums *	CG: 8,686 square feet CI: 76,470 square feet [(203,921.2 total site x 1.25) x 0.3 FAR] CG and CI: 85,156.375 sf	209,000 square feet

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Services Department

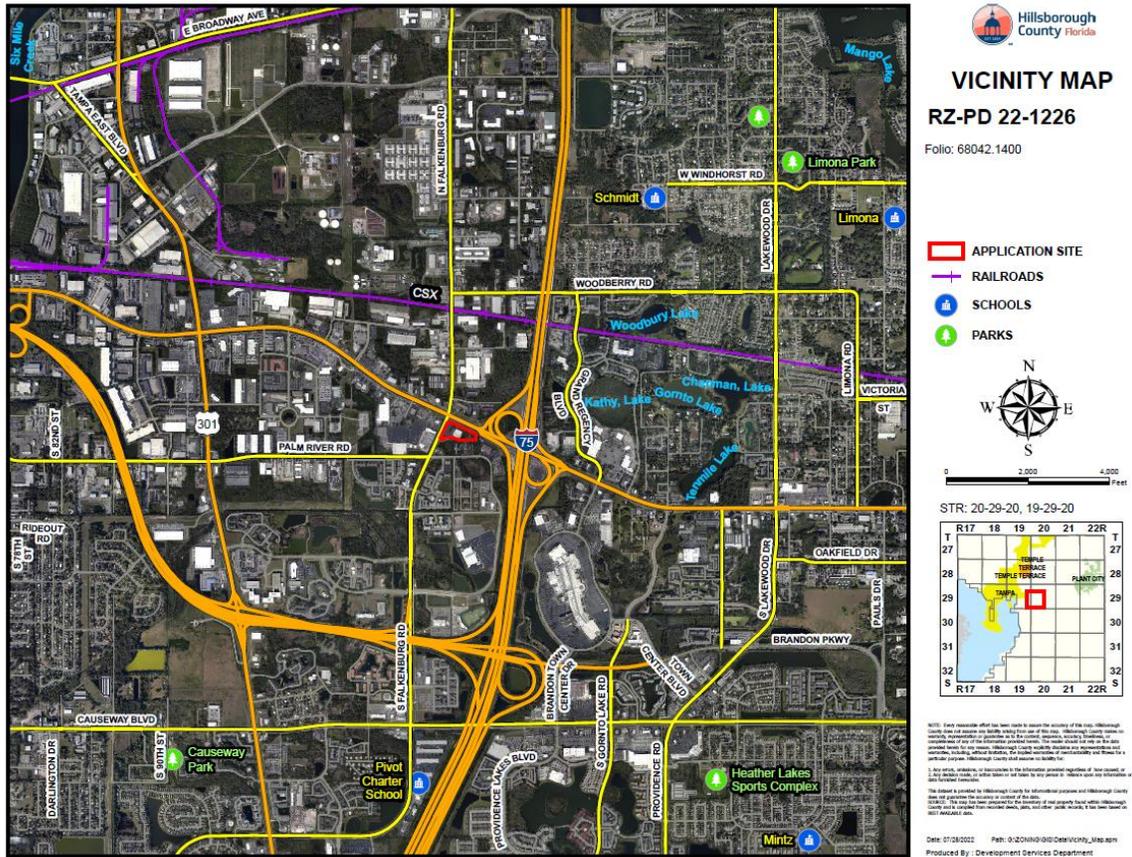
Development Standards:

	Current CG, / CI Zoning	Proposed PD Zoning
Density / Intensity	Existing building square footage is approximately 32,595 square feet. Under the existing CG and CI zoning districts a maximum of 85,156.375 square feet is allowable (based on 0.27 and 0.30 FAR).	Under the proposed PD 22-1226 for the two parcels , a maximum of 209,000 square footage, 0.98 FAR is allowable (based in 4.00 <u>2.00</u> FAR in RMU-35)
Lot Size / Lot Width	10,000 sf / 75'	10,000 sf / 75'

Setbacks/Buffering and Screening	30' Front-North 30' Front-West	30' Front-North 30' Front-West
Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	100 feet, 8 stories Max. for Hotel 50-feet for Restaurant

Additional Information:	
PD Variations	None requested LDC Part 6.05.00 (Parking/Loading)
Waiver(s) to the Land Development Code	LDC Section 6.01.01. Endnote 8 (2 foot of additional setback for building height over 20 feet) to allow a 10-foot south setback for a 100-foot building height.
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

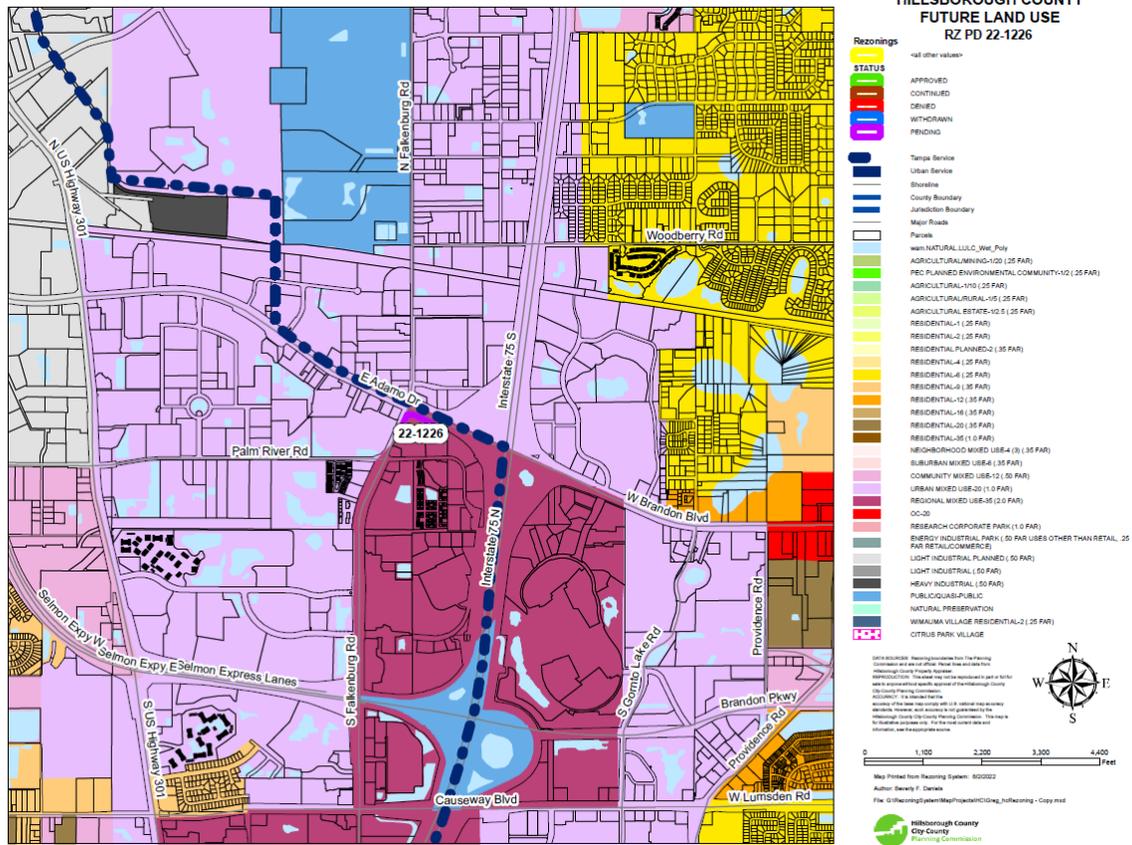
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

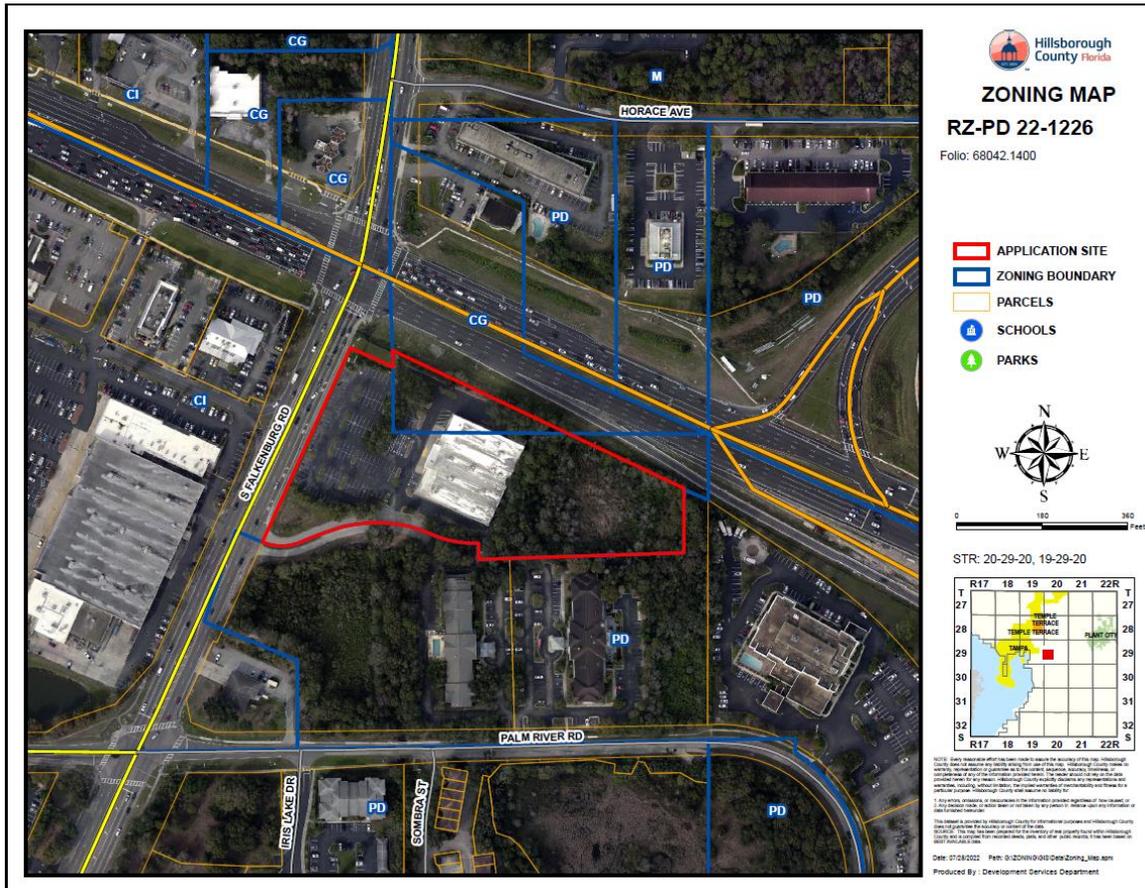
The parcel is located in the intersection of S Falkenburg Rd., a Major Road and E Adamo Dr., a 6 lane divided arterial highway, with commercial zoning. The PD zoned parcel to the east and south is developed with Hotel and Restaurant buildings.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Regional Mixed Use - 35
Maximum Density/F.A.R.:	2.0 FAR
Typical Uses:	Residential, regional retail commercial, office, business parks, research parks, light industrial, multi-purpose, clustered residential, mixed use

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



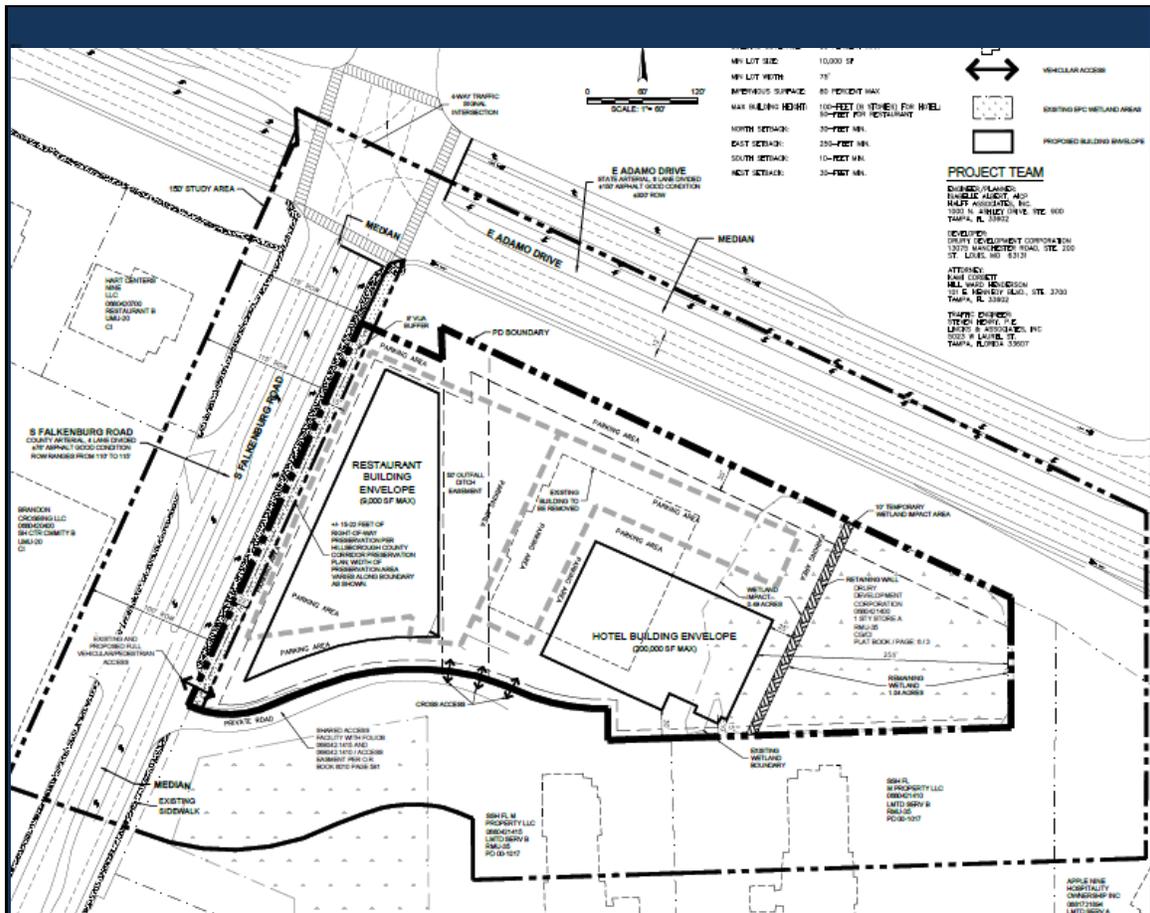
Adjacent Zonings and Uses

Location :	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG, PD 84-0324	0.27, 0.4 FAR	Commercial General uses	Hotel, Office
South	PD 00-1017	2.0 FAR	Hotel, Restaurant, Retail	Hotel
East	PD 00-1017	2.0 FAR	Hotel, Restaurant, Retail	Hotel

West	CI	0.3 FAR	Commercial Intensive uses	Commercial plaza
------	----	---------	---------------------------	------------------

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Falkenburg Road	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Adamo Drive	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road	<input checked="" type="checkbox"/> Corridor Preservation Plan

		<input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
--	--	---	---

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,605	65	173
Proposed	1,394	125	102
Difference (+/-)	-1,211	+60	-71

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Falkenburg/ Turn Lane Length	Design Exception Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided			

Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Hotel Mobility: \$4,168 per room Fire: \$313 per 1,000 sf Park: \$1,327 per room Restaurant (hi-turnover) (Per 1,000 s.f.) Mobility: \$43,893 Fire: \$313			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Density Bonus Requested Consistent Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the current CG and CI (Commercial General, Commercial Intensive) allowed uses, including a hotel development in the southern property. Furthermore, the proposed project reduced the number of potential uses currently allowed in the subject property. The proposed 0.98 FAR is under the 2.0 Maximum FAR allowable in the RMU-35 Comprehensive Plan category.

The increased FAR will have minimal impact on the transportation network. Per the Transportation Staff, the proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,211 average daily trips, an increase of 60 trips in the a.m. peak hour, and a decrease of 71 trips in the p.m. peak hour.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 19, 2022.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on January 17, 2023. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett testified on behalf of Drury Development Corporation. She stated that they are a family owned and operated development corporation which build and operate the Drury Hotels for more than 50 years. She added that they serve as the owner, developer, architect, general contractor and hotel operator. There are approximately 150 Drury Hotels in 26 states. The subject property would be the first hotel in Tampa. Ms. Corbett showed a graphic to describe the location of the property and surrounding development. She showed a copy of an aerial to detail the number of commercial projects in the area. A parking variation is requested to provide a total of 260 parking spaces. The Land Development Code standard for restaurant was used combined with the ITE parking manual category for hotel which does not distinguish between a standard hotel and a business hotel. Ms. Corbett stated that there is a different demand for the hotel as it is lunch and dinner which equated to 213 spaces per Mr. Henry's analysis. The applicant is proposing 260 spaces. She added that she wanted the zoning condition to be amended to state 260 spaces which recognizes the 0.83 parking ratio for the hotel. Staff supports the results of the analysis. Ms. Corbett summarized her presentation by stating that the property is currently zoned CG and CI and the proposed use is consistent with the surrounding development pattern.

Hearing Master Finch asked Ms. Corbett about the number of hotel rooms and the number of parking spaces being documented in the zoning conditions.

Hearing Master Finch asked Mr. Grady of the Development Services Department if the parking issue was a PD variation as it was not mentioned in the staff report. Mr. Grady replied yes.

Ms. Tania Chapela, Development Services Department testified regarding the County's staff report. Ms. Chapela stated that the request is to rezone from Commercial General and Commercial Intensive to Planned Development to permit a maximum 290,000 square foot hotel and restaurant. The applicant is requesting a PD variation regarding the required parking and loading standards. The applicant is also requesting a waiver of the additional setback associated with buildings over 20 feet in height to permit a 10-foot setback on the southern portion of the site for a 100-foot building height. Ms. Chapela described the location of the property and stated that staff finds the requests supportable.

Hearing Master Finch asked Ms. Chapela about the number of hotel rooms and the room count does not appear in the proposed zoning conditions. She asked if the number of spaces equates to the number of hotel rooms. Ms. Chapela asked Mr. Grady to respond to the question.

Mr. Alex Steady with the County's Transportation Review section testified.

Hearing Master Finch asked Mr. Steady if the parking analysis was based on the number of hotel rooms. Mr. Steady replied yes and added that the 0.83 ratio was based on the number of hotel rooms.

Hearing Master Finch asked Mr. Steady if the number of rooms could be documented in the zoning conditions. Mr. Steady replied yes.

Mr. Grady of the Development Services Department testified that the number of rooms could be added to the condition which states the number of parking spaces.

Ms. Jillian Massey of the Planning Commission staff stated that the property is designated Residential Mixed Use-35 Future Land Use category and located in the Urban Service Area and the Brandon Community Planning Area. She described the surrounding land use categories and stated that the rezoning would complement the area and is consistent with Objective 16 as well as Objective 34 regarding urban level developments along the I-75 corridor. Ms. Massey concluded her remarks by stating that the Planning Commission staff finds the request consistent with the Brandon Community Plan as commercial and mixed use developments are encouraged to be 3 to 10 stories and the proposed maximum height of the project is 8 stories. Ms. Massey testified that the rezoning is consistent with the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff did not have additional comments.

Ms. Corbett asked Mr. Henry to testify during the rebuttal period.

Mr. Steve Henry 5023 West Laurel testified on behalf of the applicant regarding the parking study. Mr. Henry stated that the parking analysis was based on 210 hotel rooms. A study was done on the hourly variation between the restaurant and the hotel to come up with the parking ratio including the peak hours of the restaurant and hotel which equated to 213 spaces but the applicant is providing 260 spaces.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Grady submitted a revised staff report into the record.

Ms. Corbett submitted a copy of her PowerPoint presentation into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 5.43 acres in size and is zoned Commercial General (CG) and Commercial Intensive (CI) and designated Residential Mixed Use-35 (RMU-35) by the Comprehensive Plan. The property is located in the Urban Service Area and the Brandon Community Planning Area.
2. The rezoning is requested to develop a hotel with 210 hotel rooms and restaurant with a maximum square footage of 209,000 square feet.
3. A Planned Development variation is requested regarding the Land Development Code required 1.1 parking spaces per hotel room. The applicant's transportation engineer cited the 5th Edition of the Institute of Transportation Engineer (ITE) Parking Generation Manual which provided studies that resulted in a parking requirement of 0.83 parking spaces per room. County staff reviewed the analysis and supports the variation based on the data provided and the applicant's commitment to provide 11 on-site bicycle parking spaces to offset the reduction in vehicular spaces. A total of 260 parking spaces will be provided.

The Planned Development variation meets Land Development Code Section 5.03.06.C.6(b) as the applicant's representative testified that the proposed hotel is a business oriented hotel that will have a shared use of the restaurant and hotel parking spaces. The ITE Parking data supports the reduction in the amount of hotel parking spaces based on verified studies. The applicant's commitment to additional bicycle parking as well as the shared spaces for the two land uses serves to mitigate the variation and is in harmony with the intent of the Land Development Code standard.

4. A waiver is requested to the required additional 2 to 1 setback for building over 20 feet in height on the southern portion of the site. The applicant proposes to construct a hotel 100-feet in height. With the application of the 2 to 1 setback, the applicant states that the Code would require a setback from the central portion southern property line of 160 feet. The applicant proposes to provide a setback of 10 feet and justifies the waiver by stating there are significant wetlands on the eastern 200 feet of the property and the site is adjacent to the south to two existing hotels. Additionally, the subject property is triangular in shape which limits the potential placement of the buildings.

The waiver is justified by the reasons cited by the applicant.

5. The Planning Commission staff testified that the rezoning would complement the area and is consistent with Objective 16 as well as Objective 34 regarding urban level developments along the I-75 corridor. Planning Commission staff also found the request consistent with the Brandon Community Plan as commercial and mixed use developments are encouraged to be 3 to 10 stories and the proposed maximum height of the project is 8 stories. The Planning Commission staff found the request consistent the Comprehensive Plan.
6. The surrounding parcels are zoned Planned Development, Commercial General and Commercial Intensive and approved for hotel and commercial land uses.
7. The County's Transportation Review Section stated in their agency review comments that the rezoning for the hotel and restaurant represents a decrease in the 24 hour two-way volume when compared to the potential existing under the current CG and CI zoning districts.
8. The rezoning to Planned Development for the development of a 210 room hotel and restaurant for a maximum of 209,000 square feet is compatible with the commercial land uses in the area and meets the intent of the Land Development Code and Comprehensive Plan.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The request is to rezone 5.43 acres from CG and CI to Planned Development is to develop a hotel with 210 rooms and a restaurant for a maximum of 209,000 square feet.

A Planned Development variation is requested regarding the Land Development Code required 1.1 parking spaces per hotel room. The applicant's transportation engineer cited the 5th Edition of the Institute of Transportation Engineer (ITE) Parking Generation Manual which provided studies that resulted in a parking requirement of 0.83 parking spaces per room. County staff reviewed the analysis and supports the variation based on the data provided and the applicant's commitment to provide 11 on-site bicycle parking spaces to offset the reduction in vehicular spaces. A total of 260 parking spaces will be provided. The Planned Development variation meets Land Development Code Section 5.03.06.C.6(b) as the applicant's representative testified that the proposed hotel is a business oriented hotel that will have a shared use of the restaurant and hotel parking spaces. The ITE Parking data supports the reduction in the amount of hotel parking spaces based on verified studies. The applicant's commitment to additional bicycle parking as well as the shared spaces for the two land uses serves to mitigate the variation and is in harmony with the intent of the Land Development Code standard.

A waiver is requested to the required additional 2 to 1 setback for building over 20 feet in height on the southern portion of the site. The applicant proposes to construct a hotel 100-feet in height. With the application of the 2 to 1 setback, the applicant states that the Code would require a setback from the central portion southern property line of 160 feet. The applicant proposes to provide a setback of 10 feet and justifies the waiver by stating there are significant wetlands on the eastern 200 feet of the property and the site is adjacent to the

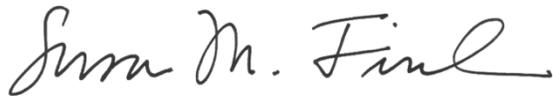
south to two existing hotels. Additionally, the subject property is triangular in shape which limits the potential placement of the buildings. The waiver is justified by the reasons cited by the applicant.

The Planning Commission testified that the rezoning is compatible with the surrounding development pattern and stated that the request is consistent with both the Brandon Community Plan and the Comprehensive Plan.

The rezoning to Planned Development is compatible with the surrounding area and consistent with the Land Development Code and Comprehensive Plan.

RECOMMENDATION

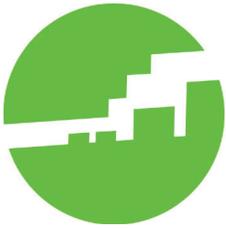
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



February 22, 2023

Susan M. Finch, AICP
Land Use Hearing Office

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: January 17, 2023 Report Prepared: January 5, 2023	Petition: PD 22-1226 10277 East Adamo Drive <i>South of East Adamo Drive and east of South Falkenburg Road</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Regional Mixed Use-35 (35 du/ga; 2.00 FAR)
Service Area:	Urban
Community Plan:	Brandon
Requested Modification:	Rezoning from Commercial General (CG) and Commercial Intensive (CI) to a Planned Development (PD) to allow for up to 209,000 sq. ft. of a hotel and a restaurant.
Parcel Size (Approx.):	5.43 ± acres (236,530.8 square feet)
Street Functional Classification:	East Adamo Drive – Principal Arterial South Falkenburg Road – Arterial
Locational Criteria:	Not Applicable
Evacuation Zone:	D & E



Plan Hillsborough
planhillsborough.org
planner@plancom.org
 813 – 272 – 5940
 601 E Kennedy Blvd
 18th floor
 Tampa, FL, 33602

Context

- The site is currently light commercial and consists of a total of 5.43 ± acres and is located on the South of East Adamo Drive and east of South Falkenburg Road. The subject property is located within the Urban Service Area (USA). It falls within the limits of the Brandon Community Plan.
- The property's Future Land Use designation is Regional Mixed Use-35 (RMU-35). Typical uses in the RMU-35 Future Land Use category include residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects.
- The RMU-35 Future Land Use category is located south and southeast of the site. Surrounding the site on the north and west of the site is Urban Mixed Use-20 (UMU-20).
- The overall area contains a mix of uses. Surrounding zoning districts include various Planned Developments, Commercial General and Manufacturing zoning. Surrounding the site are light commercial land uses. Further south and west of the site are multi-family, public institutional, light commercial, vacant, and single family properties. To the north are light industrial, public institutional, vacant, and heavy commercial land uses.
- The applicant is requesting a rezoning from Commercial General (CG) and Commercial Intensive (CI) to a Planned Development (PD) to allow for up to 209,000 sq. ft. of a hotel and a restaurant.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this modification request and are used as a basis for a consistency finding.

Future Land Use Element

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Environmental Considerations

Objective 13: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits:

Wetlands are considered to be the following:

Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element

Man-made water bodies as defined (including borrow pits).

If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category

If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:

Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on

That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

Objective 16: *Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) limiting commercial development in residential land use categories to neighborhood scale;*
- c) requiring buffer areas and screening devices between unlike land uses;*

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Interstate 74 Corridor Development

Objective 34: Plan categories for the Interstate 75 corridor shall permit urban level intensities that will encourage mixed use patterns of development.

Policy 34.1: Allow for developments at urban level intensities commensurate with the designated land use categories, but which do not endanger the viability and/or aesthetic characteristics of conservation and preservation areas, as defined.

Livable Communities Element: Brandon Community Plan

5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

- a. **Urban Center** -- This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.

Staff Analysis of Goals, Objectives, and Policies:

The site is currently light commercial and consists of a total of 5.43 ± acres and is located on the South of East Adamo Drive and east of South Falkenburg Road. The subject property is located within the Urban Service Area (USA). It falls within the limits of the Brandon Community Plan. The applicant is requesting a rezoning from Commercial General (CG) and Commercial Intensive (CI) to a Planned Development (PD) to allow for up to 209,000 sq. ft. of hotel and a restaurant.

The intent of the Regional Mixed Use-35 Future Land Use category is to form a regional activity center which incorporates internal road systems, building clustering and mixing of uses, as well as be surrounded by other urban level plan categories and be located at high level transit lines. The modification request is consistent with the RMU-35 future land use category.

Per Objective 8, the Future Land Use Categories outline the maximum level of density and intensity allowed. Per Policy 13.3, if wetlands are 25% or greater of the acreage of the site, the upland acreage is multiplied by 1.25 to get the maximum intensity allowed. On the 5.43-acre site, there are 28% wetlands at 1.53 acres and 3.90 acres of uplands. The upland acreage multiplied by 1.25 equals 4.87 acres. Based on this, the maximum intensity that can be considered is 424,710 square feet (4.87 X 43,560 X 2.0 FAR). The applicant is requesting up to 209,000 sq. ft. 9,000 sq. ft. of the total is for a restaurant and 200,000 sq. ft. is for the hotel. Overall, the applicant is asking below the maximum FAR allowed on site and is consistent with Objective 8 and Policy 13.3.

The overall area contains a mix of uses. There are mainly commercial uses along East Adamo Drive and multi-family residential and commercial along South Falkenburg Road. The proposed modification would complement the surrounding land uses and is therefore consistent with Objective 16, Policy 16.1, Policy 16.2 and 16.3 of the Future Land Use Element (FLUE) of the *Unincorporated Hillsborough County Comprehensive Plan*. The proposed modification is also consistent with Objective 34 of the FLUE, which calls for urban level intensity and mixed-use developments along the Interstate-75 Corridor.

The applicant's site plan shows a wetland impact on the eastern side of the site of 0.49 +/- acres. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. The applicant has stated they have received conceptual authorization to impact 0.58 acres of wetland area. The applicant has also stated they are working with the Florida Department of Environmental Protection to revise an onsite Conservation Easement.

Per FLUE Policy 9.2, developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County. The applicant is requesting waivers to the 2 to 1 setback for building height and required parking spaces due to wetlands and site configuration constraints. At the time of drafting this report, Planning Commission staff had not received transportation comments for the site plan dated December 19, 2022.

The site is within the limits of the Brandon Community Plan, specifically within the Urban Center district, which envisions this area as being developed with the most intense land uses and intended for regional shopping areas. Commercial and mixed-use developments are encouraged to be 3-10 stories. The proposed has a maximum height of 8 stories. The requested major modification supports the vision of the Brandon Community Plan.

Overall, the proposed Planned Development would allow for development that is consistent with many of the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* and compatible with the surrounding area.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to conditions by the Department of Development Services.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-1226

<all other values>

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

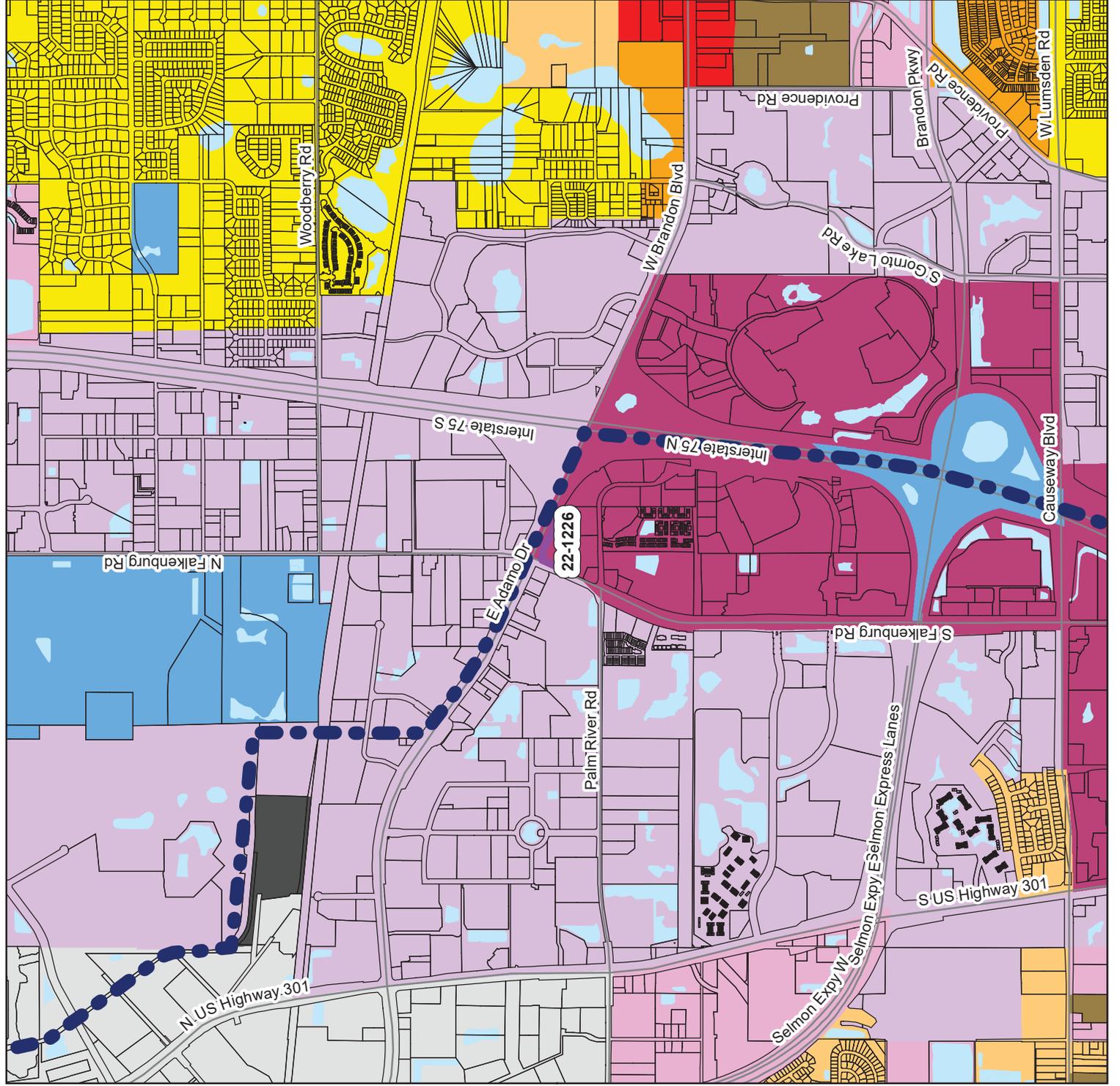
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

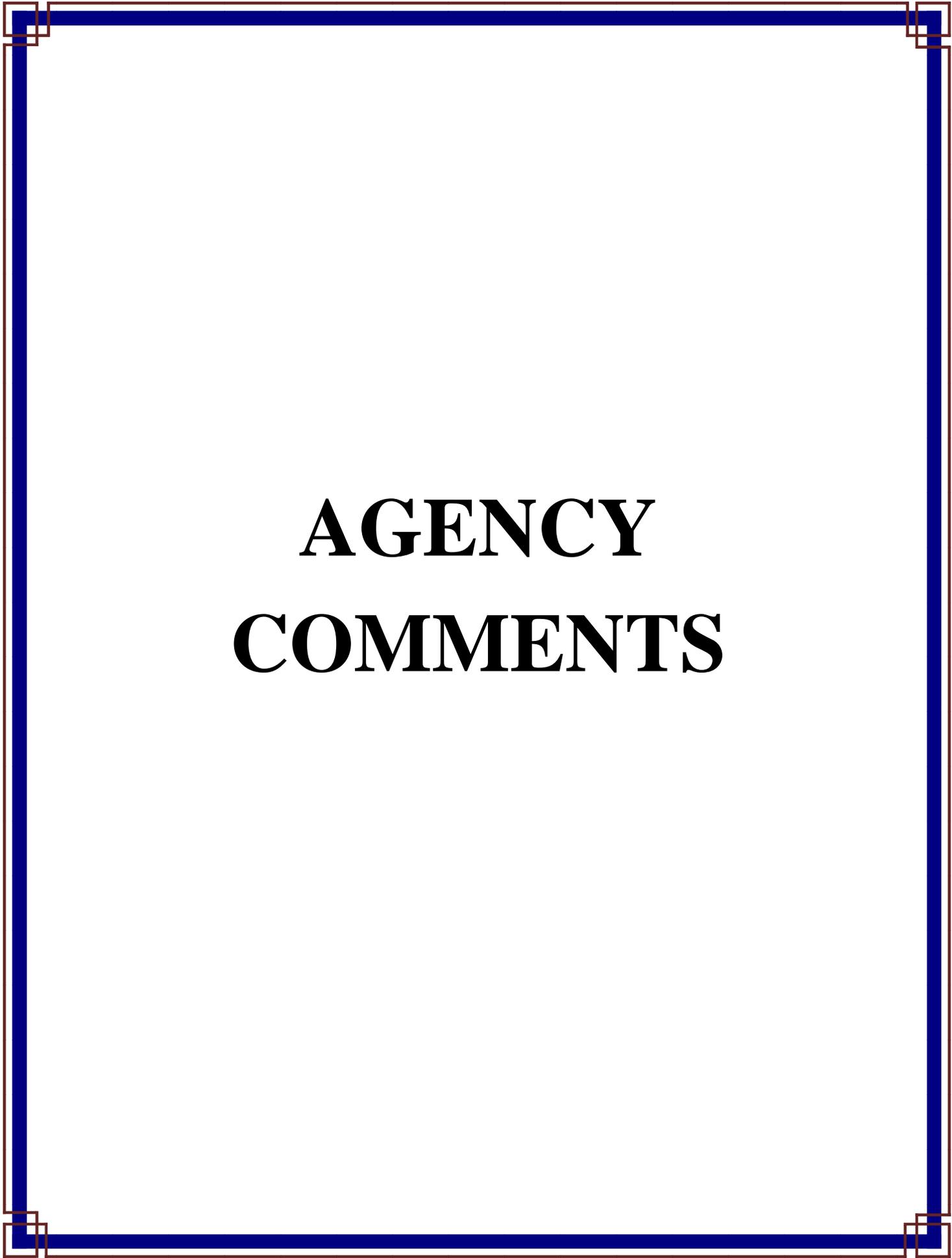
- WATER NATURAL/LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate source.

Map Printed from Rezoning System: 8/22/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HCO\Reg_HRezonings - Copy.mxd

Hillsborough County
City-County
Planning Commission





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Brandon/ Northeast

DATE: 01/09/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1226

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | This agency has no comments. |
| <input type="checkbox"/> | This agency has no objection. |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/> | This agency objects for the reasons set forth below. |

CONDITIONS OF APPROVAL

- If PD 22-1226 is approved, the County Engineer will approve a Design Exception (dated January 9, 2023) found approvable (January 9, 2023) regarding the minimum turn lane lengths required pursuant to Section 5.6 of the Transportation Technical Manual (TTM). Approval of this Design Exception will reduce the minimum required turn lane length from 285 feet to +/- 215 feet.
- The vehicular parking ratio for the hotel shall be 0.83 spaces per hotel room subject to the additional provision of 19 bicycle parking spaces consistent with LDC, Sec. 6.05.02. P.
- As Falkenburg Road is included in the Hillsborough County Corridor Preservation Plan as a future 6-lane improvement, the developer shall designate up to 22 feet of right of way preservation along the project frontage on Falkenburg Road. Building setbacks shall be calculated from the future right-of-way line.
- Hillsborough County reserves the right to close the median and/or southbound left turn lane on Falkenburg Road due safety concerns and/or operational improvements. Closing the median and/or southbound left turn lane would restrict the access to PD 22-1226 to right in right out only on Falkenburg Road.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Remove all Cross-access arrows from the site plan.
- Add a note to the site plan that states “Sidewalks to be provided per LDC”.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 5.42 acres from Commercial General (CG) and Commercial Intensive (CI) to Planed Development (PD). The proposed entitlements include a 210-room hotel, and 9,000 sf of restaurant uses. The site is generally located on the southeastern corner of the intersection of Falkenburg Road and Adamo Drive. The Future Land Use designation of the site is Residential Mixed Use – 35 (RMU-35).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a detailed transportation analysis. Staff has prepared a comparison of the trips potentially generated under the existing

and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI and CG, 69,000 sf Shopping Center (ITE code 820)	2,605	65	263
Internal Capture	Not Available	0	0
Pass By Trips	Not Available	0	90
Total Trips	2,605	65	173

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 210 Room Hotel (ITE code 312)	844	76	56
PD, 9,000 High Turn Over Restaurant (ITE Code 923)	550	86	81
Sub Total	1,394	162	137
Internal Capture	Not Available	0	0
Passerby Trips	Not Available	37	35
	1,394	125	102

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,211	+60	-71

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,211 average daily trips, an increase of 60 trips in the a.m. peak hour, and a decrease of 71 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Falkenburg Road and Adamo Drive. Falkenburg Road is a 4-lane, divided, Hillsborough County maintained, arterial roadway. Falkenburg Road lies within a range of +/- 110 to +/- 115 feet of ROW. There are sidewalks on both sides of the roadway within the vicinity of the proposed project. Adamo Drive is a 6-lane, FDOT maintained, principal arterial roadway. Adamo Drive lies within +/- 300 feet of ROW. There are sidewalks on both sides of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Falkenburg Road is included in the Hillsborough County Corridor Preservation Plan as a 6-lane roadway. Sufficient Right of way is required for the planned improvement to the roadway. The Hillsborough County Transportation Technical Manual 4 lane collector (TS-6) requires a minimum of 110 feet of ROW. Adding two 11-foot lanes totals 132 feet of ROW. The ROW on Falkenburg Varies between +/- 110 and +/- 115. The applicant shall provide up to 22 feet of ROW as shown on the site plan for the planned improvement.

REQUESTED PD VARIATION: MINIMUM PARKING REQUIREMENT

The applicant is requesting a PD variation to LDC, Sec. 6.05.02. E. Minimum Parking Ratio for a 210 Room Hotel of 1.1 spaces per room. The PD variation request proposes to provide an alternative parking ratio of 0.83 spaces per room based on the ITE Parking Generation Manual, 5 Edition. The required parking per the LDC would be 231 spaces whereas 175 spaces would be required based on ITE. The Applicant proposes to include LDC required parking for the proposed restaurant use 15 spaces per 1,00 sf of restaurant. The applicant’s request indicates that the purpose of the requested reduction in minimum parking for the hotel is due to that the proposed mixed-use development of the hotel and restaurant will share parking and users from the hotel patronizing the restaurant will utilize the pedestrian interconnectivity of the site. The applicant also included the number of spaces is sufficient to serve the uses on site and will not interfere with or injure the rights of the adjacent property owners. Staff finds that the requested PD variation is supportable with the condition that the developer provides on-site bicycle parking spaces equivalent to 5% of the LDC required 366 parking spaces (19 bicycle spaces) consistent with the LDC, Sec. 6.05.02. P. 1. bicycle parking provisions to offset the reduction on a one-to-one ratio.

REQUESTED DESIGN EXCEPTION – FALKENBURG ROAD TURN LANE

The applicant is required to modify a southbound left turn lane on Falkenburg Ave. onto the subject properties shared access drive. Per site access analysis provided by the applicant, this turn lane will require to be extended per county standards. Pursuant to data from the various transportation analyses, roadway design/posted speed, and the Hillsborough County Transportation Technical Manual (TTM), the minimum turn lane length required is 285 feet. The applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated January 9, 2022) proposing a total turn lane length of approximately 215 feet for the southbound left turn lane. This represents a reduction of +/- 70 feet. Based on factors presented in the Design Exception was found approvable by the County Engineer (on January 9, 2023). If this zoning is approved, the County Engineer will approve the Design Exception request.

SITE ACCESS

The project is proposing to use an existing full access connection on Falkenburg Road via a shared roadway with folios 068042.1415 and 068042.141. Vehicular and Pedestrian access to the folios to the south are proposed and required per LDC.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
FALKENBURG RD	LEE ROY SELMON EXPWY ON RAMP	ADAMO DR	D	C
SR 60 / BRANDON BLVD	FALKENBURG RD	PROVIDENCE RD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Falkenburg Road	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Adamo Drive	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,605	65	173
Proposed	1,394	125	102
Difference (+/-)	-1,211	+60	-71

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Falkenburg/ Turn Lane Length	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.

From: Williams, Michael
Sent: Monday, January 9, 2023 5:05 PM
To: Steven Henry
Cc: Albert, Isabelle; Kami Corbett; Chapela, Tania; Steady, Alex; Tirado, Sheida; PW-CEIntake
Subject: FW: RZ PD 22-1226 Design Exception Review
Attachments: 22-1226 DEREQ 01-09-23.pdf

Importance: High

Steve,

I have found the attached Section 6.04.02.B. Design Exception (DE) for PD 22-1226 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Cintia Morales (moralescs@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Monday, January 9, 2023 11:56 AM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RZ PD 22-1226 Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception is approvable with conditions to me (Final DE version should have the latest Zoning Site Plan dated December 2022), please send your response to the following people:

shenry@lincks.com

ialbert@halff.com

kami.corbett@hwhlaw.com

chapelat@hillsboroughcounty.org

steadya@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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LINCKS & ASSOCIATES, INC.

January 9, 2023

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Drury Plaza
MM 22-1226
Folio 06804.1400
Lincks Project No. 18052

The purpose of this letter is to request a Design Exception per Section 1.7 to Section 5.6 of the Hillsborough County Transportation Technical Manual for the length of the southbound left turn lane at the intersection of Falkenburg Road and the Access Road. The property is proposed to be rezoned to Planned Development for the following land uses:

- Business Hotel – 210 Rooms
- High-Turnover Restaurant – 9,000 Square Feet

According to the Hillsborough County Roadways Functional Classification Map, Falkenburg Road is a collector roadway. The subject site is within the Hillsborough County Urban Service Area. According to the Hillsborough County Corridor Preservation Plan, Falkenburg Road is planned to be six (6) lanes in the vicinity of the project. Therefore, a 132 feet right of way is required for Falkenburg Road adjacent to the project. This project is to preserve one-half of the required right of way (66 feet) which is measured from the center line of the existing right of way.

Lincks & Associates, Inc. has conducted an Access Management Analysis for the project. A copy of the relevant pages is included in the appendix of this letter. Based on the results of this analysis, a southbound left turn lane is warranted at the intersection of Falkenburg Road and the Access Road.

The existing length of the southbound left turn lane is approximately 215 feet and according to the projected volumes and the Hillsborough County TTM, the length should be 285 feet.

The justification for not extending the southbound left turn lane is as follows:

Mr. Michael Williams
January 9, 2023
Page 2

1. The existing 215 foot southbound left turn lane cannot be extended due to the northbound left turn lane at SR 60. The existing length will accommodate the required queue length of 100 feet. Therefore, vehicles would not queue into the through lanes of Falkenburg Road.
2. In conjunction with the rezoning of the property, the developer will be preserving the right of way for the future six-laning of Falkenburg Road and preserving additional right of way to accommodate overlapping turn lanes to be able to provide the full required length of the southbound left turn lane in the future. Since the existing right of way on Falkenburg Road ranges from 115 feet on the north side of the project to 110 feet on the south side of the project, the right of way to be preserved ranges from 15 feet on the north to 22 feet on the south. The right of way preservation area will also be used as the buffer area as shown on the PD Site Plan.

Best Regards,



Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



Based on the information provided by the applicant, this request is:

- Disapproved
- Approved
- Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E., (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,
Michael J. Williams
Hillsborough County Engineer

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY
ROADWAY FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



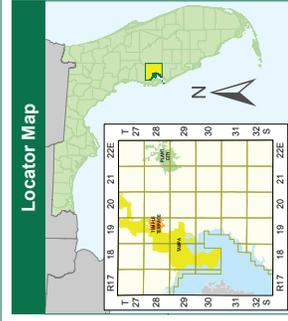
Legend

- Functional Classifications
Authority, Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
 PART 3.03.00 STATE-94 PLANNED DEVELOPMENT DISTRICTS
 PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
 PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
 PART 6.07.00 FENCES AND WALLS
 PART 12.01.00 DEFINITIONS AND SPECIAL USES
 OTHER PARTS OF THE LDC NOT LISTED ABOVE.

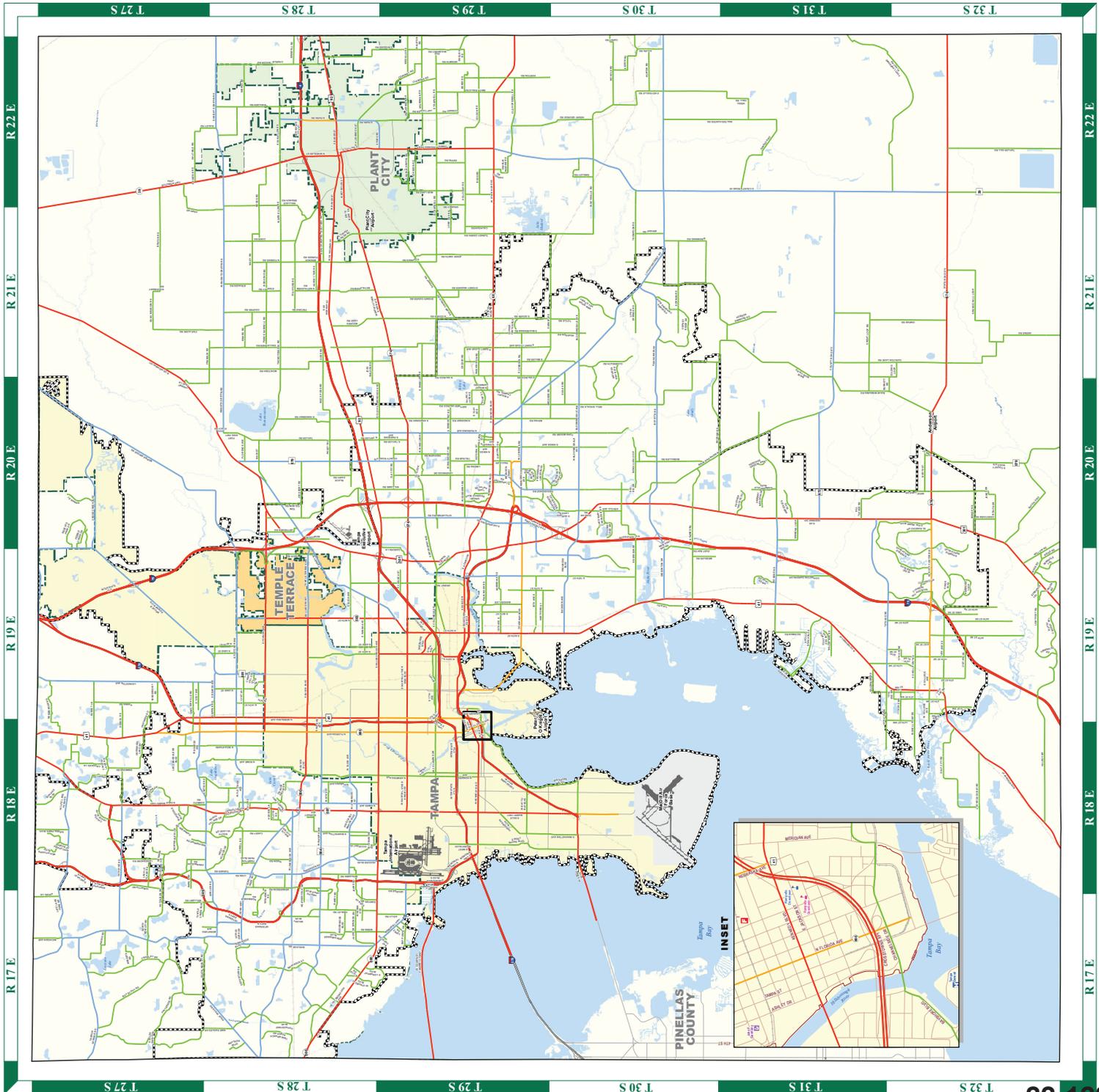
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant, represent, or guarantee the accuracy of the information shown on this map. The map is not intended to be used for any purpose other than that for which it was prepared. The map is not intended to be used for any purpose other than that for which it was prepared.

SOURCE: This map has been prepared for the inventory of road property lines within Hillsborough County and is not intended to be used for any other purpose. The map is not intended to be used for any purpose other than that for which it was prepared. The map is not intended to be used for any purpose other than that for which it was prepared.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



ACCESS MANAGEMENT ANALYSIS



TRANSPORTATION ANALYSIS

DRURY PLAZA

Prepared For

DRURY DEVELOPMENT CORPORATION

Prepared By



LINCKS & ASSOCIATES, INC.
Engineers - Planners
Tampa, Florida

TRANSPORTATION ANALYSIS

DRURY PLAZA

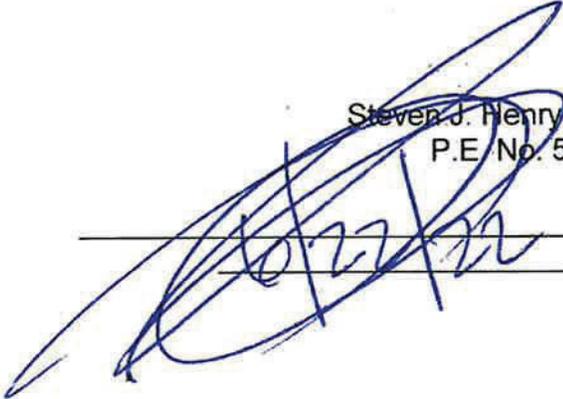
Prepared For
DRURY DEVELOPMENT CORPORATION

Prepared By
LINCKS & ASSOCIATES, INC.
5023 West Laurel Street
Tampa, Florida 33607
813-289-0039
State of Florida Authorization No. EB0004638

June, 2022

Project No. 18052

Steven J. Henry, P.E.
P.E. No. 51555



Date



TABLE 1
DAILY TRIP GENERATION

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends (1)</u>	<u>Passerby</u> <u>Trip Ends (2)</u>	<u>New Daily</u> <u>Trip Ends</u>
Hotel	312	210 Rooms	844	0	844
High Turnover Restaurant	932	9,000 SF	<u>965</u>	<u>415</u>	<u>550</u>
		Total	1,809	415	1,394

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

- Passerby Trip Ends
 - High Turnover Restaurant - 43%
965 x 0.43 = 415

The passerby traffic should not exceed 10% of the adjacent street traffic.

- 30,878(a) x 0.10 = 3,088 > 415

(a) AM peak hour peak season traffic at the intersection of Falkenburg Road and Entrance Road and K = 0.09



TABLE 2
AM PEAK HOUR TRIP GENERATION

Land Use	ITE Land Use Code	Size	AM Peak Hour Trip Ends (1)			Passerby Trip Ends (2)			New AM Peak Hour Trip Ends		
			In	Out	Total	In	Out	Total	In	Out	Total
Hotel	312	210 Rooms	30	46	76	0	0	0	30	46	76
High Turnover Restaurant	932	9,000 SF	47	39	86	20	17	37	27	22	49
		Total	77	85	162	20	17	37	57	68	125

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

- Passerby Trip Ends
 - High Turnover Restaurant - 43%
 - In - $47 \times 0.43 = 20$
 - Out - $39 \times 0.43 = 17$

The passerby traffic should not exceed 10% of the adjacent street traffic.

- $1,920 (a) \times 0.10 = 192 > 37$

(a) AM peak hour peak season traffic at the intersection of Falkenburg Road and Entrance Road



TABLE 3
PM PEAK HOUR TRIP GENERATION

Land Use	ITE Land Use Code	Size	PM Peak Hour Trip Ends (1)		Passerby Trip Ends (2)		New PM Peak Hour Trip Ends	
			In	Out	In	Out	In	Out
Hotel	312	210 Rooms	31	25	0	0	31	25
High Turnover Restaurant	932	9,000 SF	49	32	21	14	28	18
		Total	80	57	21	14	59	43

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

- Passerby Trip Ends

- High Turnover Restaurant - 43%

- In - $49 \times 0.43 = 21$

- Out - $32 \times 0.43 = 14$

The passerby traffic should not exceed 10% of the adjacent street traffic.

- $2,779 (a) \times 0.10 = 278 > 35$

(a) PM peak hour peak season traffic at the intersection of Falkenburg Road and Entrance Road



LEGEND
13 = PEAK SEASON TRAFFIC
(23) = NEW PROJECT TRAFFIC
<36> = PASSERBY PROJECT TRAFFIC



06/16/22

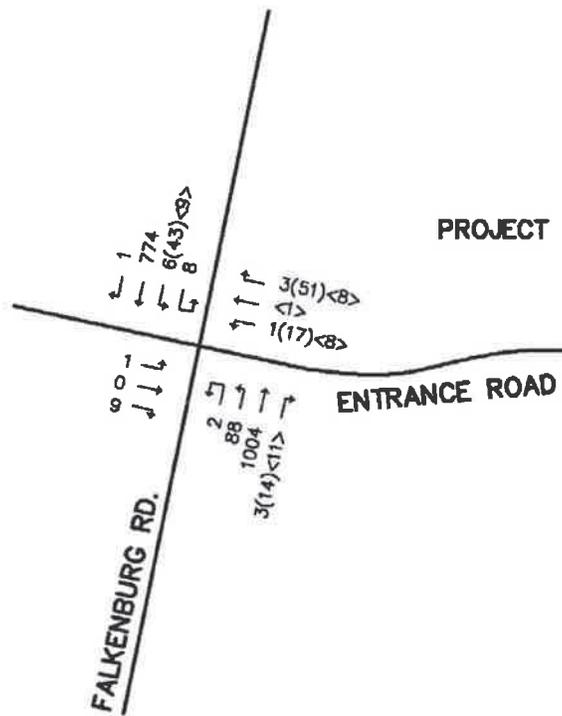


FIGURE 6
AM PEAK HOUR
PEAK SEASON PLUS
PROJECT TRAFFIC



LEGEND
13 = PEAK SEASON TRAFFIC
(23) = NEW PROJECT TRAFFIC
<36> = PASSERBY PROJECT TRAFFIC



06/16/22

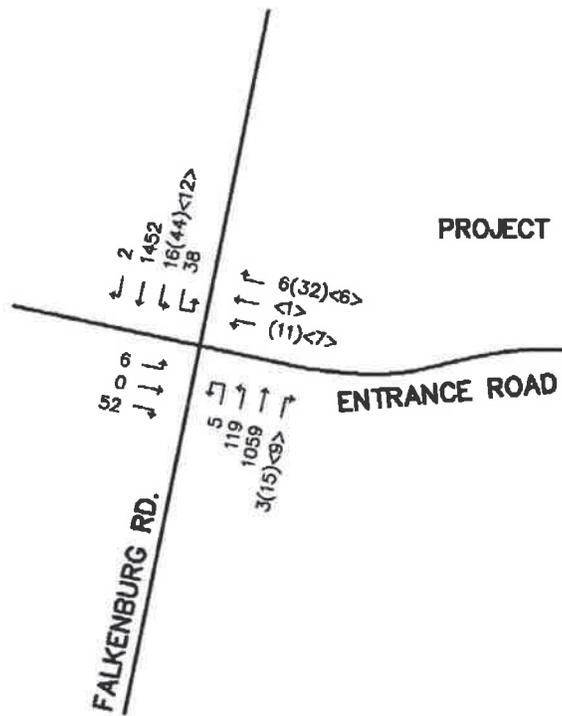


FIGURE 7
PM PEAK HOUR
PEAK SEASON PLUS
PROJECT TRAFFIC



TABLE 6
ACCESS RECOMMENDATIONS

<u>Intersection</u>	<u>Movement</u>	<u>Peak Hour Volume (1)</u>		<u>Turn Lane Warranted? (2)</u>	<u>Queue Storage (3)</u>	<u>Deceleration Length (4)</u>	<u>Total Length</u>
		<u>AM</u>	<u>PM</u>				
Falkenburg Road and Entrance Road	SBL	66	109	Yes	100'	185'	285'
	NBR	28	27	No	-	-	-

- (1) See Figures 6 and 7 of the report.
- (2) Based on Section 6.04.04 of the Hillsborough County LDC.
- (3) Queue length determination:
Falkenburg Road and Entrance Road
SBL - 109/30 x 25 = 91' Use 100'
- (4) Deceleration Length based on a posted speed limit of 45 MPH on Falkenburg Road and FDOT Exhibit 212-



COMMISSION

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: October 17, 2022</p> <p>PETITION NO.: 22-1226</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: August 17, 2022</p> <p>PROPERTY ADDRESS: 10277 East Adamo Drive, Tampa</p> <p>FOLIO #: 0680421400</p> <p>STR: 19-29S-20E</p>
<p>REQUESTED ZONING: Rezoning from Commercial Intensive (CI) and Commercial General (CG) to a Planned Development</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	VALID
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	A forested wetland in the eastern portion of the property
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. 	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The site plan depicts wetland impacts that were authorized by the Executive Director of the EPC on October 27, 2020 for the construction of a building and associated parking. Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be considered during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh / app

ec: Isabelle Albert, Agent - ialbert@halff.com

From: [REYNOLDS, JENNIFER L](#)
To: [Rome, Ashley](#); [Chapela, Tania](#)
Subject: Re: RE RZ PD 22-1226
Date: Monday, December 19, 2022 2:18:05 PM
Attachments: [image001.png](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

No issues us at this time.

Regards,
Jenn

Jennifer L. Reynolds

Grants, Research & Development Unit
Hillsborough County Sheriff's Office
2008 East 8th Avenue
Tampa, Florida 33605
(813) 247-8232
www.TeamHCSO.com

From: "Ashley Rome" <RomeA@hillsboroughcounty.org>
To: "Allen, Cari" <AllenCA@hillsboroughcounty.org>, "Andrea Papandrew" <papandrewa@plancom.org>, "Blinck, Jim" <BlinckJ@HillsboroughCounty.ORG>, "Brown, Gregory" <BrownGr@hillsboroughcounty.org>, "Bryant, Christina" <BryantC@epchc.org>, "Bryce Fehringer" <fehrringerb@plancom.org>, "Cabrera, Richard" <CabreraR@HillsboroughCounty.ORG>, "Dalfino, Jarryd" <DalfinoJ@hillsboroughcounty.org>, "Santos, Daniel" <daniel.santos@dot.state.fl.us>, "David Skrelunas" <David.Skrelunas@dot.state.fl.us>, "DeWayne Brown" <brownd2@gohart.org>, "Dickerson, Ross" <DickersonR@HillsboroughCounty.ORG>, "Ellen Morrison" <ellen.morrison@swfwmd.state.fl.us>, "Franklin, Deborah" <FranklinDS@hillsboroughcounty.org>, "Glorimar Belangia" <Glorimar.Belangia@hcps.net>, "Greg Colangelo" <colangeeg@plancom.org>, "Raymond Hansen" <HansenR@hillsboroughcounty.org>, "Holman, Emily - PUD" <HolmanE@HillsboroughCounty.ORG>, "Hummel, Christina" <HummelC@hillsboroughcounty.org>, "Impact Fees" <ImpactFees@hillsboroughcounty.org>, "James Hamilton" <jkhamilton@tecoenergy.com>, "JENNIFER REYNOLDS" <jreynolds@teamhcs.com>, "Jillian Massey" <masseyj@plancom.org>, "Kaiser, Bernard" <KAISERB@HillsboroughCounty.ORG>, "Karla Llanos" <llanosk@plancom.org>, "Katz, Jonah" <KatzJ@hillsboroughcounty.org>, "Kyle Brown" <kyle.brown@myfwc.com>, landuse-zoningreviews@tampabaywater.org, "Mineer, Lindsey" <Lindsey.Mineer@dot.state.fl.us>, "Lindstrom, Eric" <LindstromE@hillsboroughcounty.org>, "Mackenzie, Jason" <MackenzieJ@hillsboroughcounty.org>, "McGuire, Kevin" <McGuireK@HillsboroughCounty.ORG>, "Melanie Ganas" <mxganas@tecoenergy.com>, "Melissa Lienhard" <lienhardm@plancom.org>, "Perez, Richard" <PerezRL@hillsboroughcounty.org>, "Petrovic, Jaksa" <PetrovicJ@HillsboroughCounty.ORG>, "Pezone, Kathleen" <PezoneK@hillsboroughcounty.org>, "Ratliff, James" <RatliffJa@hillsboroughcounty.org>,"

"Hessinger, Rebecca" <HessingerR@hillsboroughcounty.org>, "Renee Kamen" <renee.kamen@hcps.net>, "Revette, Nacole" <RevetteN@HillsboroughCounty.ORG>, "Carroll, Richard" <CarrollR@HillsboroughCounty.ORG>, "Rochelle, Randy" <RochelleR@HillsboroughCounty.ORG>, "Rodriguez, Dan" <RodriguezD@gohart.org>, "RP-Development" <RP-Development@hillsboroughcounty.org>, "Salisbury, Troy" <SalisburyT@hillsboroughcounty.org>, "Sanchez, Silvia" <sanchezs@epchc.org>, "Shelton, Carla" <SheltonC@HillsboroughCounty.ORG>, "Steady, Alex" <SteadyA@hillsboroughcounty.org>, "Tony Mantegna" <tmantegna@tampaairport.com>, "Turbiville, John (Forest)" <TurbivilleJ@HillsboroughCounty.ORG>, "Weeks, Abbie" <weeksa@epchc.org>, WetlandsPermits@epchc.org, "Woodard, Sterlin" <Woodard@epchc.org>, "Yeneka Mills" <millsy@plancom.org>
Cc: "Grady, Brian" <GradyB@HillsboroughCounty.ORG>, "Chapela, Tania" <ChapelaT@hillsboroughcounty.org>, "Timoteo, Rosalina" <TimoteoR@HillsboroughCounty.ORG>, "Morales, Cintia" <MoralesCS@hillsboroughcounty.org>, "Tirado, Sheida" <TiradoS@hillsboroughcounty.org>, "Williams, Michael" <WilliamsM@HillsboroughCounty.ORG>
Sent: Monday, December 19, 2022 12:34:27 PM
Subject: RE RZ PD 22-1226

CAUTION: This email originated from an External Source. Please use proper judgement and caution when opening attachments, clicking links, or responding to this email.

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

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AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 11/04/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Drury Development Corporation

PETITION NO: 22-1226

LOCATION: 10277 E Adamo Dr

FOLIO NO: 68042.1400

Estimated Fees:

Hotel	Restaurant (hi-turnover)
Mobility: \$4,168 per room	(Per 1,000 s.f.)
Fire: \$313 per 1,000 sf	Mobility: \$43,893
Park: \$1,327 per room	Fire: \$313

Project Summary/Description:

Urban Mobility, Central Fire - 210 room hotel, 9,000 sf restaurant

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 16 August 2022

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Isabelle Albert

PETITION NO: RZ-PD 22-1226

LOCATION: 10277 E. Adamo Dr., Tampa, FL 33619

FOLIO NO: 68042.1400

SEC: 19 TWN: 29 RNG: 20

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
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ADMINISTRATOR Bonnie
M. Wise **COUNTY**

ATTORNEY Christine M.
Beck **INTERNAL AUDITOR**
Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Drury Hotel

Zoning File: RZ-PD (22-1226) Modification: None

Atlas Page: None Submitted: 02/20/23

To Planner for Review: 02/20/23 Date Due: ASAP

Contact Person: Isabelle Albert, AICP, Halff Associates Phone: 813-331-0976/ialbert@halff.com

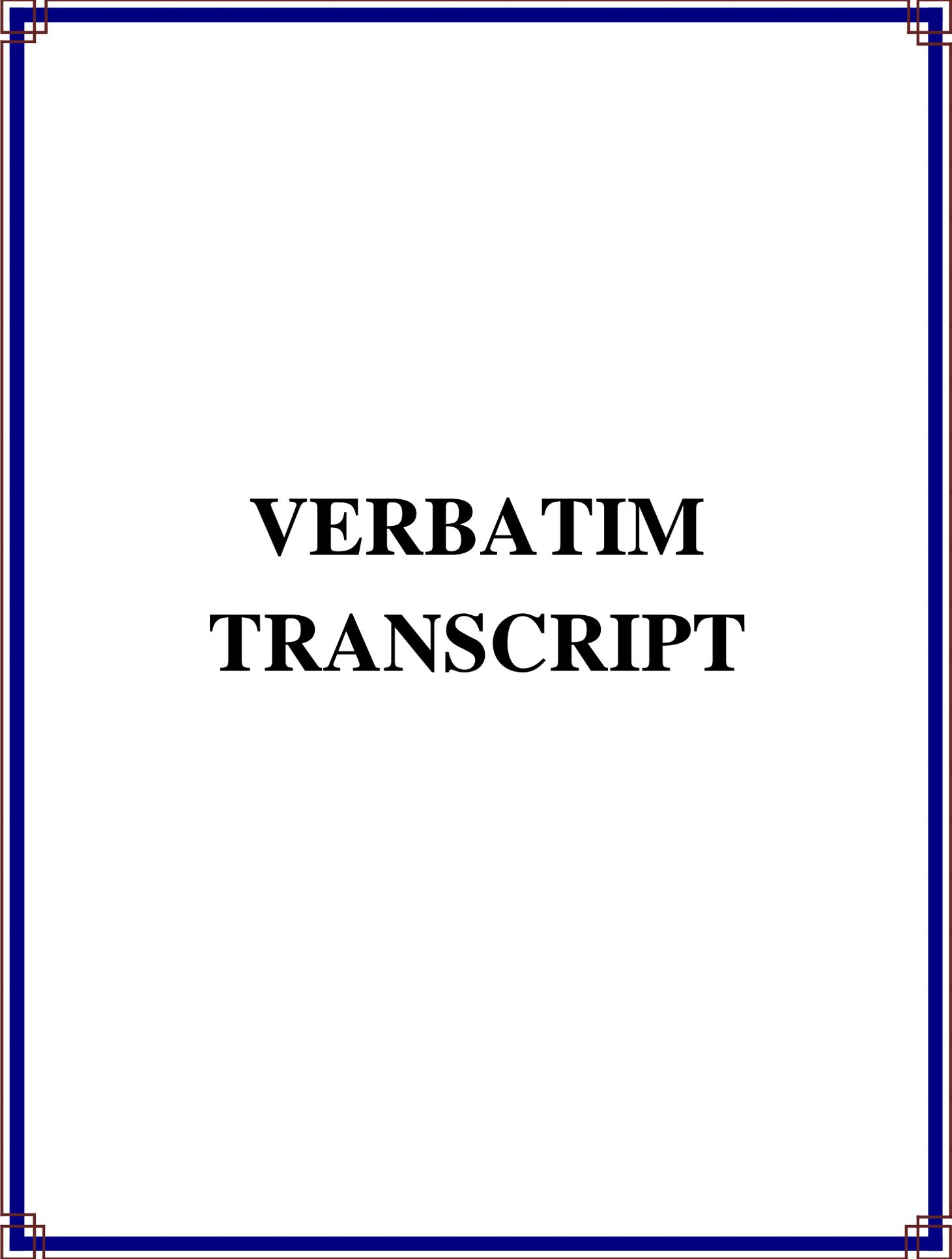
Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tania C. Chapela Date: 02-22-23

Date Agent/Owner notified of Disapproval: _____



VERBATIM TRANSCRIPT

1 MR. GRADY: The next item is Agenda Item D.4 Rezoning
2 PD 22-1226. The applicant is Drury Development Corporation.
3 The request is a rezone from CG and CI to a plan development.
4 Tania Chapell will provide Staff recommendation after
5 presentation from the applicant.

6 MS. CORBETT: Kami Corbett again with the law firm of
7 Hillward and Henderson representing the applicant, Drury
8 Development Corporation.

9 Who is Drury Development Corporation? They're a
10 family owned and operated development corporation. They build,
11 operate -- build Drury Hotels. They've been doing so for more
12 than 50 years. They serve as owner, developer, architect,
13 general contractor and hotel operator. They're approximately
14 150 Drury Hotel properties in 26 states. Drury Hotel brand is
15 not franchised to anyone outside the family and they're very
16 excited to bring their first Drury Hotel in Tampa.

17 This is a location map. The future land use is
18 RMU-35. It's located within the brand and Community Plan in the
19 urban character district or central -- character district and
20 zoning is CI and CG. Their surrounding uses are hotel, office,
21 hotel, commercial, plaza. You can see it's surrounded by
22 partial development at Hawkenberg and 6C. And straightforward
23 proposal. We have an FAR one -- one or two would be allowed for
24 proposing 210 hotel rooms and a 9,000 square foot restaurant.
25 We are asking for a waiver to the setbacks for height over 20

1 feet. The hotel is proposed to be eight stories and the
2 restaurant is 50 feet and 100 feet, eight stories and the
3 restaurant 50 feet. And then you'll see the setbacks there.

4 And just we included this aerial just so you can see
5 you now, the surrounding area is you know, largely commercial
6 and we don't that there were any negative impacts from that
7 waiver. And we provided that justification in -- in our
8 application.

9 We are asking for a parking variation and we are
10 asking for 200 -- the requirement of 260 total parking spaces.
11 We're using both the LDC standard for the restaurant and then
12 the fifth edition of IT for business hotel. IT does not make a
13 distinction between a standard hotel and a business hotel.
14 Mr. Henry who did the parking analysis is here, if you have any
15 questions on that particular use.

16 And then we're also taking advantage of the demand
17 being different for the hotel, the peak demand being different.
18 Peak hotel is late night peak for restaurant and lunch and
19 dinner -- is lunch and dinner. And then the maximum shared peak
20 hour demand is 213 spaces per Mr. Henry's analysis. And we're
21 providing 260. We do need to have a -- the staff report
22 conditioned to be modified. And I talked with the staff planner
23 about this. We talked to Alex Steady. We need to make sure
24 that this 260 maximum parking space is included in the
25 conditions. Right now, it just recognizes the 0.83 parking

1 ratio for the hotel and we've spoken with Staff and we are all
2 in agreement that since it's in our -- in our PD variation that
3 that condition can be modified to reflect that.

4 Key Staff findings again, finding is consistent and
5 compatible with the surrounding area, consistent with the
6 RMU-35, which is one of the most intense land use categories in
7 the county. It's consistent with the character district of the
8 Brandon Community Plan. And again, we are zoned currently CG
9 and CI, so we're in uses are very consistent with that and
10 we're -- they're keeping in the surrounding development pattern
11 and there are no objections from any reviewing agencies.

12 And again, Mr. Henry's here. If you can -- have any
13 questions with respect to parking. We have our environmental
14 folks, our planners. We're all here if you have any questions,
15 but otherwise we yield the floor and respectfully request your
16 approval.

17 HEARING MASTER: You answered my first question, which
18 is how many rooms, because I see the zoning condition doesn't
19 specify the number of rooms, just a maximum square footage and
20 then that was going to lead to my next question about the actual
21 number of spaces not being documented in that condition number
22 five?

23 And I just have a quick question, Mr. Grady, before we
24 get to your Staff presentation, is that indeed a PD variation,
25 the parking?

Zoning Hearing Master Hearing
January 17, 2023

1 MR. GRADY: Yes.

2 HEARING MASTER: Okay. So then that, I would just
3 note that that needs to be added to the Staff Report, as it's
4 not indicated in the PD variation section. It's just a
5 housekeeping issue.

6 So -- but Miss Corbett, I don't believe I have any
7 further questions for you. Thank so much. Appreciate it.
8 Development Services.

9 MS. CHAPELA: Good evening. Tania Chapela Development
10 Services. I'll be presenting revised report.

11 HEARING MASTER: Thank you. Appreciate it. And I do
12 see now the change to that, the PD variation section. So thank
13 you for that.

14 MS. CHAPELA: So the existing zoning is commercial
15 general and commercial intensive which permits general
16 commercial uses. The proposed zoning for plan development to
17 allow a maximum of 290,000 square feet of hotel and restaurant
18 uses. The applicant requests a variation to the Land
19 Development Code parking and loading provisions. The applicant
20 is requesting a waiver to the Land Development Code Section
21 6.01.01 and node eight. It's a two-foot -- two-foot of
22 additional setback for building height over 20 feet to allow a
23 ten-foot south setback for a 100-foot building height.

24 The parcel is located in the intersection of South
25 Falkenburg Road -- Road, a major road and East Adamo Drive, a

1 six lane divided arterial highway with commercial zoning. The
2 Land Development Zone parcel to the east and south is developed
3 with hotel and accessory restaurant building. The proposed uses
4 are comparable to the current CG and CI allow uses, including a
5 hotel development in the southern part of the property.
6 Furthermore, the proposed project which is the number of
7 potential uses currently allowed in the subject property.

8 The proposed 0.98 FAR is under the two maximum FAR
9 allowable in RMU-35 comprehensive land category. And the
10 increased FAR will have minimal impacts on the transportation
11 network. Per the transportation staff, the proposed rezoning
12 would result in a decrease of trips potentially generated by
13 development of the subject site.

14 Given the -- all those findings, Development Services
15 Staff finds the proposed modifications to be compatible with the
16 surrounding properties and in keeping the general development
17 pattern of the area and recommends approval of this PD 22-1246.

18 This concludes my presentation. I'm available for
19 questions.

20 HEARING MASTER: Just one quick question about -- you
21 heard my question to Ms. Corbett about the number of hotel rooms
22 she just testified that that was 210, I believe she said, hotel
23 rooms, but I don't see that anywhere in the zoning -- the
24 proposed zoning conditions. And I'm presuming that that
25 condition number five is based on those spaces that she wants

1 documented in that equate to the number of hotel rooms, is that
2 correct?

3 MS. CHAPELA: I will ask Mr. Grady to respond to that
4 question because in my experience in zoning, that's not the -- a
5 way to get the number of parking spaces, but maybe the
6 transportation regulations is different.

7 MR. STEADY: Good evening, Madam Hearing Officer.
8 This is Alex Steady with Transportation Review.

9 HEARING MASTER: Mr. Steady, thank you for that. I
10 appreciate it. With our new system here, I'm not sure who's
11 available, so thank you for that. If you could -- I did read
12 the transportation comments and that you concurred with
13 Mr. Henry's study regarding the parking. And is that true -- is
14 that accurate that it was based on the number of hotel rooms
15 proposed?

16 MR. STEADY: Yes. So we refined the parking request
17 supportable and the condition number five versus of 0.83 rates
18 for that. And that was the hotel room portion of our --

19 HEARING MASTER: Okay. All right. Thank you so much.
20 So I would just ask if we are going to document and I understand
21 Ms. Corbett's talked to you, if we're going to do that, we would
22 also document the number of hotel rooms, just so it's very clear
23 what that --

24 MR. STEADY: We can do that.

25 HEARING MASTER: -- was -- when the study was based

1 on.

2 MR. GRADY: Because I know we talked about including
3 the number spaces, which Alex indicated they're okay with and we
4 can certainly also mirror the number of hotel rooms since it is
5 tied to that.

6 HEARING MASTER: Perfect. Thank you so much. I
7 appreciate it. No further questions. Planning Commission.

8 MS. MASSEY: This is Jillian Massey with Planning
9 Commission Staff. The subject site is located in the regional
10 mixed use 35 Future Land use Category or the RMU-35. It's in
11 the urban service area and located within the limits of the
12 Brandon Community Plan. The RMU-35 Future Land Use Category is
13 located south and southeast of the site. Surrounding the site
14 on the north and west of the site is urban mixed use 20. The
15 overall area contains a mix of uses. There are mainly
16 commercial uses along East Adamo Drive and multi-family
17 residential and commercial along South Falkenburg Road.

18 The proposed modification would complement the
19 surrounding land uses and is therefore consistent with Objective
20 16 and policies of the Future Land Use Element of the
21 Unincorporated Hillsborough County Comprehensive Plan. The
22 proposed modification is also consistent with Objective 34 of
23 the Future Land Use Element, which calls for urban level
24 intensity and mixed use developments along the Interstate at 75
25 corridor. The site is within the limits of the Brandon

Zoning Hearing Master Hearing
January 17, 2023

1 Community Plan, specifically within the urban center district,
2 which envisions this area being developed with the most intense
3 land uses and intended for regional shopping areas.

4 Commercial and mixed use developments are encouraged
5 to be three to ten stories. The proposed has a maximum height
6 of eight stories. The requested major modification supports the
7 vision of the Brandon Community Plan.

8 Based upon these considerations, Planning Commission
9 Staff finds the proposed land development consistent with the
10 Unincorporated Hillsborough County Comprehensive Plan subject to
11 the conditions proposed by the Department of Development
12 Services.

13 HEARING MASTER: Thank you very much. Is there anyone
14 here or online that would like to speak in support? Anyone in
15 favor. I see no one. Anyone in opposition to this request? No
16 one.

17 All right. Mr. Grady, anything else before we move
18 on?

19 MR. GRADY: Nothing further.

20 HEARING MASTER: All right. Ms. Corbett.

21 MS. CORBETT: Kami Corbett. Since Steve Henry's
22 sitting right behind the podium, I'm going to ask him to come up
23 and confirm for the record how many rooms he based his study on.

24 HEARING MASTER: All right. Thank you so much.

25 MR. HENRY: Steven Henry. Links and Associates, 5023

Zoning Hearing Master Hearing
January 17, 2023

1 West Laurel, Tampa 33607.

2 And the parking analysis was based on 210 hotel rooms.

3 HEARING MASTER: All right. And that equates to how
4 many parking spaces?

5 MR. HENRY: Well, it's -- it's 0.3 per room. But then
6 what we use when we did the analysis is, then we used -- as
7 Ms. Corbett indicated, we then used the hourly variation between
8 the restaurant and with the hotel to come up with what that
9 number is, because that's a -- it's a different number because
10 we then look at the peak hours of the day for the restaurant and
11 then add in the hotel and that comes -- that comes up with that
12 number, which is about 213 total spaces, but we're providing
13 260.

14 HEARING MASTER: 200-and?

15 MR. HENRY: 60.

16 HEARING MASTER: 6-0?

17 MR. HENRY: Yes. Right.

18 HEARING MASTER: 6-0. Okay. And that will be the
19 number that's put into the zoning condition?

20 MR. HENRY: Correct.

21 HEARING MASTER: All right. Thank you so much. That
22 helps.

23 MS. CORBETT: Kami Corbett. That concludes our
24 presentation.

25 HEARING MASTER: Thank you so much. With that, we'll

1 close Rezoning PD 22-1226 and go to the next case.

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Zoning Master Hearing
December 12, 2022

1 application is out of order to be heard and is being continued
2 to the January 17, 2023 Zoning Hearing Master Hearing.

3 Item A.17, Major Mod application 22-1126. This
4 application is -- is being continued by the applicant to the
5 January 17, 2023 Zoning Hearing Master Hearing.

6 Item A.18, Rezoning Standard 22-1221. This
7 application is out of order to be heard and is being continued
8 to the January 17, 2023 Zoning Hearing Master Hearing.

9 Item A.19, Rezoning PD 22-1226. This application is
10 being continued by the applicant to the January 17, 2023 Zoning
11 Hearing Master Hearing.

12 Item A.20, Major Mod application 22-1228. This
13 application is out of order to be heard and is being continued
14 to the January 17, 2023 Zone Hearing Master Hearing.

15 Item A.21, Rezoning PD 22-1229. This application is
16 out of order to be heard and is being continued to the
17 January 17, 2023 Zoning Hearing Master Hearing.

18 Item A.22, Major Mod application 22-1236. This
19 application to be continued by the applicant to the
20 January 17, 2023 Zoning Hearing Master Hearing.

21 Item A.23 Major Mod application 22-1239. This
22 application is out of -- is out of order to be heard and is
23 being continued to the January 17, 2023 Zoning Hearing Master
24 Hearing.

25 Item A.24, Rezoning PD 22-1257. This application is

1 is -- this application is -- is being withdrawn from the zoning
2 hearing master process.

3 Item A.23 Rezoning PD 22-1195. This application is
4 being continued by the applicant to the December 12, 2022 zoning
5 hearing master hearing.

6 Item A.24 Rezoning PD 22-1204. This application is --
7 is being continued by the applicant to the February 20, 2023
8 zoning hearing master hearing.

9 Item A.25 Rezoning PD 22-1225. This applicant -- this
10 application is being withdrawn from the zoning hearing master
11 process.

12 Item A.26 Rezoning PD 22-1226. This application is
13 being continued by staff to the December 12, 2022 zoning hearing
14 master hearing.

15 Item A.27 major mod application 22-1228. This
16 application is being continued by the applicant to the
17 December 12, 2022 zoning hearing master hearing.

18 Item A.28 Rezoning PD 22-1229. This application is
19 being continued by the applicant to the December 12, 2022 zoning
20 hearing master hearing.

21 Item A.29 major mod application 22-1236. This
22 application is being continued by the applicant to the
23 December 12, 2022 zoning hearing master hearing.

24 Item A.30 major mod application 22-1239. This
25 application is out of order to be heard and is being continued

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
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IN RE:)
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LAND USE HEARING OFFICER)
HEARINGS)
)
-----X

LAND USE HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, October 17, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 9:10 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter
U.S. Legal Support

1 the November 14, 2022, Zoning Hearing Master
2 Hearing.

3 Item A.28, Specialist General 22-1222. This
4 application is not awarded. The hearing is being
5 continued to the November 14, 2022, Zoning Hearing
6 Master Hearing.

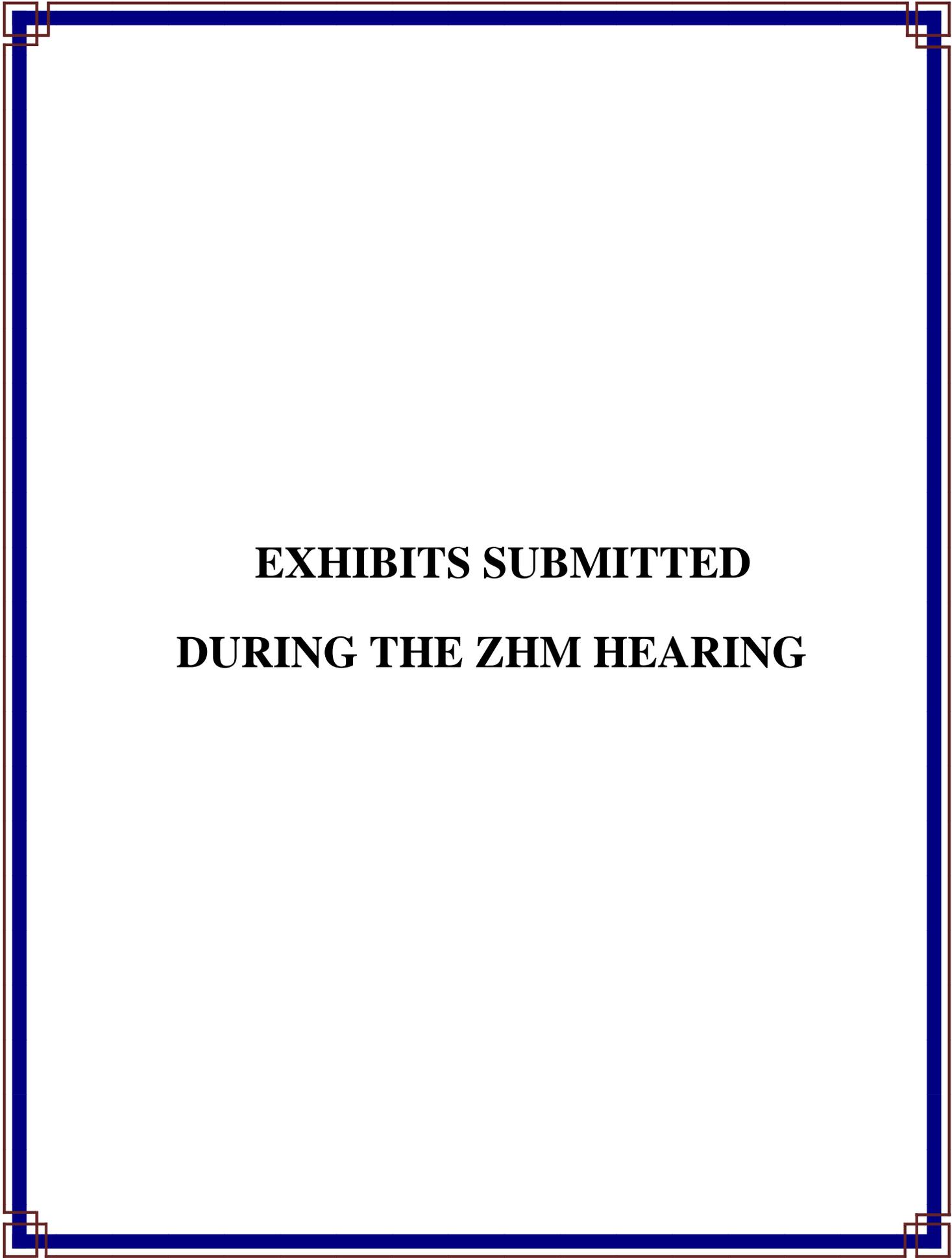
7 Item A.29, Rezoning PD 22-1223. This
8 application is being continued by the applicant to
9 the November 14, 2022, Zoning Hearing Master
10 Hearing.

11 Item A.30, Rezoning PD 22-1224. This
12 application is being continued by the applicant to
13 the November 14, 2022, Zoning Hearing Master
14 Hearing.

15 Item A.31, Rezoning PD 22-1225. This
16 application not awarded. The hearing is being
17 continued to the November 14, 2022, Zoning Hearing
18 Master Hearing.

19 Item A.32, Rezoning PD 22-1226. This
20 application is being continued by the applicant to
21 the November 14, 2022, Zoning Hearing Master
22 Hearing.

23 Item A.33, Major Mod Application 22-1228.
24 This application is being continued by the
25 applicant to the November 14, 2022, Zoning Hearing



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 1/17/23 HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-0075	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-8421²²³⁻⁸⁴²¹</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>James Anderson</u> MAILING ADDRESS <u>10514 Sedgebrook Drive</u> CITY <u>River view</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>727 430-3494</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Jane Graham</u> MAILING ADDRESS <u>737 Man Street Suite 100</u> CITY <u>Safety Harbor</u> STATE <u>FL</u> ZIP <u>34655</u> PHONE <u>727 291 9526</u>
APPLICATION # 22-0075 VS	PLEASE PRINT NAME <u>Ethel Hammer</u> MAILING ADDRESS <u>19825 Angel Lane</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Gary A. Gibbons</u> MAILING ADDRESS <u>800 29th AVE N, S</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>813-785-2028</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Ryan Brooks</u> MAILING ADDRESS <u>12714 Shadowcrest Ct</u> CITY <u>River view</u> STATE <u>FL</u> ZIP <u>33655</u> PHONE <u>813 215 7991</u>

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APPLICATION # 22-0075 VS	PLEASE PRINT NAME Sabine Prather MAILING ADDRESS 1601 Bentwood Drive CITY Sun City Center STATE FL ZIP 33573 PHONE
APPLICATION # 22-0075 VS	PLEASE PRINT NAME Jennifer Miller MAILING ADDRESS 13317 Waterford Run Drive CITY Riverview STATE FL ZIP 33569 PHONE
APPLICATION # 22-0075	PLEASE PRINT NAME STATE Henry MAILING ADDRESS 5023 W. LAUREL ST CITY TPA STATE FL ZIP 33607 PHONE 813-289-0059
APPLICATION # 22-0075	PLEASE PRINT NAME Abbey Naylor MAILING ADDRESS 14206 Tudor Chase Dr. CITY Tampa STATE FL ZIP 33616 PHONE 727-207-5525
APPLICATION # 22-0075	PLEASE PRINT NAME Trent Stephenson MAILING ADDRESS 505 E Jackson St #200 CITY Tampa STATE FL ZIP 33602 PHONE 813 375.0616
APPLICATION # 22-1591	PLEASE PRINT NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S #451 CITY St. Petersburg STATE FL ZIP 33701 PHONE 727-304-1760

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PAGE 3 OF 9

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<p>APPLICATION # <u>22-1642</u></p>	<p>PLEASE PRINT NAME <u>Jeff Cathy</u></p> <p>MAILING ADDRESS <u>1142 Wister Young Rd.</u></p> <p>CITY <u>Lake Park</u> STATE <u>FL</u> ZIP <u>32403</u> PHONE <u>561-247-0362</u></p>
<p>APPLICATION # <u>22-0719</u></p>	<p>PLEASE PRINT NAME <u>SUNNY SA</u></p> <p>MAILING ADDRESS <u>19903 Maple St.</u></p> <p>CITY <u>Gubersville</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 2055727</u></p>
<p>APPLICATION # <u>22-0719</u></p>	<p>PLEASE PRINT NAME <u>Grace McLomas</u></p> <p>MAILING ADDRESS <u>805 Old Darby St</u></p> <p>CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 240 3907</u></p>
<p>APPLICATION # <u>22-0719</u></p>	<p>PLEASE PRINT NAME <u>Elizabeth Belscher</u></p> <p>MAILING ADDRESS <u>5 x smpt</u></p> <p>CITY <u>5 mail Eibelscher</u> STATE <u>FL</u> ZIP <u>Att. Nst</u> PHONE <u>(813) 468-7902</u></p>
<p>APPLICATION # <u>22-0857</u></p>	<p>PLEASE PRINT NAME <u>Roger GRUNKE</u></p> <p>MAILING ADDRESS <u>2708 N Elmora Ave</u></p> <p>CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 679 2945</u></p>
<p>APPLICATION # <u>22-0857</u></p>	<p>PLEASE PRINT NAME <u>Marla Frazer</u></p> <p>MAILING ADDRESS <u>11215 Davis Rd</u></p> <p>CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33637</u> PHONE <u>813 777-9931</u></p>

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DATE/TIME: 1/17/23

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<p>APPLICATION # <u>22-0857</u></p>	<p>PLEASE PRINT NAME <u>FLORENCE BARBER-HANCOCK</u></p> <p>MAILING ADDRESS <u>21004 NEGRIL CT.</u></p> <p>CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE ⁸¹³ <u>948-7597</u></p>
<p>APPLICATION # <u>22-0857</u></p>	<p>PLEASE PRINT NAME <u>Theresa L Maide</u></p> <p>MAILING ADDRESS <u>11107 Davis Rd</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33637</u> PHONE <u>813-985-6190</u></p>
<p>APPLICATION # <u>22-0866</u></p>	<p>PLEASE PRINT NAME <u>Kamala Corbett</u></p> <p>MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-847-8421</u></p>
<p>APPLICATION # <u>22-1226</u></p>	<p>PLEASE PRINT NAME <u>Kamela Corbett</u></p> <p>MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u></p>
<p>APPLICATION # <u>22-1226</u></p>	<p>PLEASE PRINT NAME <u>JOE HENRY</u></p> <p>MAILING ADDRESS <u>503 W. LAMAR ST</u></p> <p>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-789-0039</u></p>
<p>APPLICATION # <u>22-1228</u></p>	<p>PLEASE PRINT NAME <u>Elise Betsel</u></p> <p>MAILING ADDRESS <u>401 E. Jackson St. Tampa</u></p> <p>CITY <u>T</u> STATE <u>FL</u> ZIP <u>06</u> PHONE ⁸¹³⁻²²²⁻ <u>5057</u></p>

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<p>APPLICATION # <u>22-1228</u></p>	<p>PLEASE PRINT NAME <u>David M. Smith</u></p> <p>MAILING ADDRESS <u>401 E. Jackson Street Suite 2100</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222-5010</u></p>
<p>APPLICATION # <u>22-1228</u></p>	<p>PLEASE PRINT NAME <u>Steve Henry</u></p> <p>MAILING ADDRESS <u>5023 W. LAUREL ST</u></p> <p>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-6039</u></p>
<p>APPLICATION # <u>22-1228</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>Katie Russo</u></p> <p>MAILING ADDRESS <u>400 N. Ashley Drive #2820</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # <u>22-1228</u></p>	<p>PLEASE PRINT NAME <u>SMERRI SOUTHWELL</u></p> <p>MAILING ADDRESS <u>552 FRANDER PL</u></p> <p>CITY <u>Apollo Beach</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE <u>813 410 7027</u></p>
<p>APPLICATION # <u>22-1228</u></p>	<p>PLEASE PRINT NAME <u>Jeanine Lussier</u></p> <p>MAILING ADDRESS <u>477 Flamingo Drive</u></p> <p>CITY <u>Apollo Beach</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE <u>813-992 7023</u></p>
<p>APPLICATION # <u>22-1228</u></p>	<p>PLEASE PRINT NAME <u>Stark Finby</u></p> <p>MAILING ADDRESS <u>815 Islebay Dr</u></p> <p>CITY <u>Apollo Beach</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE <u>813-441-3980</u></p>

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DATE/TIME: 1/17/23

HEARING MASTER: Susan Finch

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<p>APPLICATION # 22-1228</p>	<p>PLEASE PRINT NAME <u>Kim PLANT</u> MAILING ADDRESS <u>1029 APOLLO BEACH BLVD APT 4</u> CITY <u>APOLLO BEACH</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE <u>813-394-2047</u></p>
<p>APPLICATION # 22-1228 VS</p>	<p>PLEASE PRINT NAME <u>Laura Shepherd</u> MAILING ADDRESS <u>5218 Point Harbor Lane</u> CITY <u>Apollo Beach</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE _____</p>
<p>APPLICATION # 22-1228 VS</p>	<p>PLEASE PRINT NAME <u>Nicole Cameron</u> MAILING ADDRESS <u>5414 Conch Shell Place</u> CITY <u>Apollo Beach</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE _____</p>
<p>APPLICATION # 22-1229</p>	<p>PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>14 E Kennedy Blvd Ste 100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8121</u></p>
<p>APPLICATION # 22-1229</p>	<p>PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0616</u></p>
<p>APPLICATION # 22-1229</p>	<p>PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0029</u></p>

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DATE/TIME: 1/17/23

HEARING MASTER: Susan Finch

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<p>APPLICATION # 22-1229</p>	<p>PLEASE PRINT NAME Alan Daoud MAILING ADDRESS 3007 Drake Landing Ct CITY Valrico STATE FL ZIP 33596 PHONE 813-789-2707</p>
<p>APPLICATION # 22-1229</p>	<p>PLEASE PRINT NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S #451 CITY Ft. Leona STATE FL ZIP 33707 PHONE 727-304-1760</p>
<p>APPLICATION # 22-1229</p>	<p>PLEASE PRINT NAME Wendy Oliverio MAILING ADDRESS 717 Bryan Rd CITY Brandon STATE FL ZIP 33511 PHONE 813-695-2482</p>
<p>APPLICATION # 22-1229</p>	<p>PLEASE PRINT NAME Dina Cagnina MAILING ADDRESS 713 Coulter Place CITY Brandon STATE FL ZIP 33511 PHONE 813-546-5433</p>
<p>APPLICATION # 22-1229</p>	<p>PLEASE PRINT NAME Lisa Dersmore MAILING ADDRESS 703 Coulter Place CITY Brandon STATE FL ZIP 33511 PHONE 813-601-2782</p>
<p>APPLICATION # 22-1229</p>	<p>PLEASE PRINT NAME Lisa Knox MAILING ADDRESS 508 S. Bryan Cir CITY Brandon STATE FL ZIP 33511 PHONE 352-339-3140</p>

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DATE/TIME: 1/17/23

HEARING MASTER: Susan Finch

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<p>APPLICATION # <u>22-1338</u></p>	<p>PLEASE PRINT NAME <u>Elisa Batsal</u></p> <p>MAILING ADDRESS <u>401 E Jackson St.</u></p> <p>CITY <u>Tampa</u> STATE _____ ZIP <u>33602</u> PHONE <u>813 222 3057</u></p>
<p>APPLICATION # <u>22-1338</u></p>	<p>PLEASE PRINT NAME <u>David M. Smith</u></p> <p>MAILING ADDRESS <u>401 E. Jackson Street Suite 2100</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u></p>
<p>APPLICATION # <u>22-1338</u></p>	<p>PLEASE PRINT NAME <u>PAT KILMER</u></p> <p>MAILING ADDRESS <u>7025 ADEEN ST</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>407 36-5331</u></p>
<p>APPLICATION # <u>22-1338</u></p>	<p>PLEASE PRINT NAME <u>Claude-Perrette Conzé</u></p> <p>MAILING ADDRESS <u>4512 Porpoise Drive</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813 956 1751</u></p>
<p>APPLICATION # <u>22-1338</u></p>	<p>PLEASE PRINT NAME <u>TIM McMURRY</u></p> <p>MAILING ADDRESS <u>8019 PAULSON LN</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813 948 8762</u></p>
<p>APPLICATION # <u>22-1338</u></p>	<p>PLEASE PRINT NAME <u>SARA McMURRY</u></p> <p>MAILING ADDRESS <u>8019 PAULSON LANE</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813-263-7279</u></p>

SIGN-IN SHEET: RFR, **ZHM**, PHM, LUHO

PAGE 9 OF 9

DATE/TIME: _____

HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>22-1378</u></p>	<p>PLEASE PRINT NAME <u>Jeremy Couch</u></p> <p>MAILING ADDRESS <u>17937 Hunting Bow Circle</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813 920 2005</u></p>
<p>APPLICATION # <u>22-1387</u></p>	<p>PLEASE PRINT NAME <u>Kamala Corbett</u></p> <p>MAILING ADDRESS <u>101 2 Kennedy Blvd</u></p> <p>CITY <u>MDA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u></p>
<p>APPLICATION # <u>22-1387</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>Michael Ball</u></p> <p>MAILING ADDRESS <u>16545 South US Highway 301</u></p> <p>CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE _____</p>
<p>APPLICATION # <u>22-1387</u></p>	<p>PLEASE PRINT NAME <u>Steve Henry</u></p> <p>MAILING ADDRESS <u>5023 W. LAUREL ST</u></p> <p>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u></p>
<p>APPLICATION # <u>22-1499</u></p>	<p>PLEASE PRINT NAME <u>Addie Clark</u></p> <p>MAILING ADDRESS <u>400 N. Ashley Dr.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33603</u> PHONE <u>561-319-9759</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0075	James Anderson	1. Opposition Presentation Packet	No
RZ 22-0075	Ethel Hammer	2. Opposition Presentation Packet	No
RZ 22-0075	Gary Gibbons	3. Opposition Presentation Packet	No
RZ 22-0075	Ryan Brooks	4. Opposition Presentation Packet	No
RZ 22-0075	Jennifer Miller	5. Opposition Presentation Packet	No
RZ 22-0075	Kami Corbett	6. Applicant Presentation Packet	No
RZ 22-0075	Steve Henry	7. Applicant Presentation Packet	No
RZ 22-1591	Todd Pressman	1. Applicant Presentation Packet	No
RZ 22-0719	Grace McComas	1. Opposition Presentation Packet	No
RZ 22-0719	Sunny Sia	2. Applicant Presentation Packet	No
RZ 22-0866	Kami Corbett	1. Applicant Presentation Packet	No
RZ 22-1226	Brian Grady	1. Staff Report	Yes (copy)
RZ 22-1226	Kami Corbett	2. Applicant Presentation Packet	No
MM 22-1228	Brian Grady	1. Staff Report	No
MM 22-1228	Sherri Southwell	2. Opposition Presentation Packet	No
MM 22-1228	David Smith	3. Applicant Presentation Packet	No
RZ 22-1229	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 22-1229	Steve Henry	2. Applicant Presentation Packet	No
RZ 22-1229	Todd Pressman	3. Opposition Presentation Packet	No
RZ 22-1229	Wendy Oliverio	4. Opposition Presentation Packet	No
RZ 22-1229	Lisa Knox	5. Opposition Presentation Packet	No
RZ 22-1229	Kami Corbett	6. Applicant Presentation Packet	No
RZ 22-1338	Elise Batsel	1. Applicant Presentation Packet	No
RZ 22-1338	Brian Grady	2. Staff Report	No
RZ 22-1387	Kami Corbett	1. Applicant Presentation Packet	No
RZ 22-1387	Brian Grady	2. Staff Report	No
RZ 22-1387	Steve Henry	3. Applicant Presentation Packet	No
RZ 22-1499	Brian Grady	1. Staff Report	No

JANUARY 17, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, January 17, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, calls the meeting to order, leads in the pledge of allegiance to the flag, and introduces Development Services.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, introduces staff and reviews changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Cameron Clark, Senior Assistant County Attorney, overview of oral argument/ZHM process.

▶ Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 22-0075

▶ Brian Grady, Development Services, calls RZ 22-0075.

▶ Cameron Clark, Senior Assistant County Attorney, statement for record.

▶ Kami Corbett, applicant rep, presents testimony.

▶ Israel Monsanto, Development Services, staff report.

▶ Jillian Massey, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls proponents/opponents

▶ Jane Graham, opponent, presents testimony.

▶ James Anderson, opponent, presents testimony.

▶ Ethel Hammer, opponent, presents testimony.

▶ Gary Gibbons, opponent, presents testimony.

▶ Ryan Brooks, opponent, presents testimony.

TUESDAY, JANUARY 17, 2023

- ▶ Sabine Prather, opponent, technical difficulties.
- ▶ Jennifer Miller, opponent, presents testimony.
- ▶ Susan Finch, ZHM, questions to opponent and County Attorney.
- ▶ Cameron Clark, Senior Assistant County Attorney, answers ZHM questions.
- ▶ Sabine Prather, opponent, technical difficulties.
- ▶ Jane Graham, opponent, questions to County Attorney.
- ▶ Cameron Clark, Senior Assistant County Attorney, answers opponent questions.
- ▶ Jane Graham, opponent, questions to ZHM.
- ▶ Susan Finch, ZHM, answers opponent questions.
- ▶ Sabine Prather, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls Development Services/applicant rep.
- ▶ Kami Corbett, applicant rep, provides rebuttal
- ▶ Steve Henry, applicant rep, provides rebuttal.
- ▶ Abbey Naylor, applicant rep, provides rebuttal.
- ▶ Trent Stephenson, applicant rep, provides rebuttal.
- ▶ Kami Corbett, applicant rep, continues rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-0075.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-1591

- ▶ Brian Grady, Development Services, calls RZ 22-1591.
- ▶ Todd Pressman, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep and Development Services.

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- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ Todd Pressman, applicant rep, answers ZHM questions and continues testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Todd Pressman, applicant rep, answers ZHM questions.
- ▶ Isis Brown, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Isis Brown, Development Services, answers ZHM questions.
- ▶ Brian Grady, Development Services, statement for record.
- ▶ Jillian Massey, Planning Commission, statement for record.
- ▶ Susan Finch, ZHM, questions to Planning Commission.
- ▶ Jillian Massey, Planning Commission, answers ZHM questions and staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Todd Pressman, applicant rep, answers ZHM questions and provides rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-1591.

C.2. RZ 22-1642

- ▶ Brian Grady, Development Services, calls RZ 22-1642.
- ▶ Jeff Cathey, applicant rep, presents testimony.
- ▶ Isis Brown, Development Services, staff report.

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▶ Jillian Massey, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1642.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 22-0719

▶ Brian Grady, Development Services, calls RZ 22-0719.

▶ Sunny Sia, applicant rep, presents testimony.

▶ Tim Lampkin, Development Services, staff report.

▶ Jillian Massey, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls proponents/opponents.

▶ Grace McComas, opponent, presents testimony.

▶ Elizabeth Belcher, opponent, presents testimony.

▶ Susan Finch, ZHM, calls Development Services/applicant rep.

▶ Sunny Sia, applicant rep, provides rebuttal.

▶ Susan Finch, ZHM, closes RZ 22-0719.

D.2. RZ 22-0857

▶ Brian Grady, Development Services, calls RZ 22-0857.

▶ Marla Frazer, applicant rep, presents testimony.

▶ Roger Grunke, applicant rep, presents testimony.

▶ Michelle Heinrich, Development Services, staff report.

▶ Jillian Massey, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls proponents.

▶ Florence Hancock, proponent, presents testimony.

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- ▶ Susan Finch, ZHM, calls opponents.
- ▶ Theresa Maida, opponent, presents testimony.
- ▶ Susan Finch, ZHM, questions to opponent.
- ▶ Theresa Maida, opponent, answers ZHM questions and continues testimony.
- ▶ Susan Finch, ZHM, calls Development Services.
- ▶ Brian Grady, Development Services, statement for record.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls applicant rep.
- ▶ Marla Frazer, applicant rep, provides rebuttal.
- ▶ Roger Grunke, applicant rep, provides rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-0857.

D.3. RZ 22-0866

- ▶ Brian Grady, Development Services, calls RZ 22-0866.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Jillian Massey, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services /applicant rep/closes RZ 22-0866.

D.4. RZ 22-1226

- ▶ Brian Grady, Development Services, calls RZ 22-1226.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to Development Services.

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- ▶ Brian Grady, Development Services, answers ZHM.
- ▶ Susan Finch, ZHM, requests information to be added to staff report.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Alex Steady, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, requests additional information to be added to staff report.
- ▶ Brian Grady, Development Services, statement for record.
- ▶ Jillian Massey, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
- ▶ Kami Corbett, applicant rep, provides rebuttal.
- ▶ Steve Henry, applicant rep, provides rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-1226.

D.5. MM 22-1228

- ▶ Brian Grady, Development Services, calls MM 22-1228.
- ▶ Elise Batsel, applicant rep, presents testimony.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, presents testimony.
- ▶ Elise Batsel, applicant rep, continues testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Elise Batsel, applicant rep, answers ZHM questions.

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- ▶ Steve Henry, applicant rep, answers ZHM questions.
- ▶ Sam Ball, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ James Ratliff, Development Services Transportation, answers ZHM questions.
- ▶ Elise Batsel, applicant rep, answers ZHM questions.
- ▶ Jillian Massey, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents.
- ▶ Katie Russo, proponent, presents testimony.
- ▶ Susan Finch, ZHM, calls opponents.
- ▶ Sherri Southwell, opponent, presents testimony.
- ▶ Jeanine Lussier, opponent, presents testimony.
- ▶ Steven Finley, opponent, presents testimony.
- ▶ Kim Plant, opponent, presents testimony.
- ▶ Laura Shepherd, opponent, presents testimony.
- ▶ Nicole Cameron, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls Development Services.
- ▶ Elise Batsel, applicant rep, questions to Development Services.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Brian Grady, Development Services, answers applicant rep and ZHM questions.
- ▶ Elise Batsel, applicant rep, provides rebuttal.
- ▶ Susan Finch, ZHM, closes MM 22-1228.

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D.6. RZ 22-1229

- ▶ Brian Grady, Development Services, calls RZ 22-1229.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Steven Sposato, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, presents testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Jillian Massey, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents.
- ▶ Alan Daoud, proponent, presents testimony.
- ▶ Susan Finch, ZHM, calls opponents.
- ▶ Todd Pressman, opponent, presents testimony.
- ▶ Wendy Oliviero, opponent, presents testimony.
- ▶ Dina Cagnina, opponent, presents testimony.
- ▶ Lisa Dunsmore, opponent, presents testimony.
- ▶ Lisa Knox, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls Development Services/applicant rep.
- ▶ Steve Henry, applicant rep, provides rebuttal.
- ▶ Kami Corbett, applicant rep, provides rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-1229.

D.7. RZ 22-1338

- ▶ Brian Grady, Development Services, calls RZ 22-1338.
- ▶ Elise Batsel, applicant rep, presents testimony.
- ▶ David Smith, applicant rep, presents testimony.

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- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ David Smith, applicant rep, answers ZHM questions and continues testimony.
- ▶ Elise Batsel, applicant rep, continues testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM questions.
- ▶ Jillian Massey, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Planning Commission.
- ▶ Jillian Massey, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, questions to County Attorney.
- ▶ Cameron Clark, Senior Assistant County Attorney, answers ZHM questions.
- ▶ Jillian Massey, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls proponents/opponents.
- ▶ Pat Kilker, opponent, presents testimony.
- ▶ Claude-Penrette Conze, opponent, presents testimony.
- ▶ Tim McMurry, opponent, presents testimony.
- ▶ Sara McMurry, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls Development Services.
- ▶ Alex Steady, Development Services Transportation, statement for record.
- ▶ Susan Finch, ZHM, calls applicant rep.
- ▶ Elise Batsel, applicant rep, provides rebuttal.
- ▶ Jeremy Couch, applicant rep, provides rebuttal.

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▶ Elise Batsel, applicant rep, continues rebuttal.

▶ Susan Finch, ZHM, closes RZ 22-1338.

D.8. RZ 22-1387

▶ Brian Grady, Development Services, calls RZ 22-1387.

▶ Kami Corbett, applicant rep, presents testimony.

▶ Tania Chapela, Development Services, staff report.

▶ Jillian Massey, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls proponents/opponents.

▶ Michael Ball, opponent, presents testimony.

▶ Brian Grady, Development Services, asks opponent to read letter into record.

▶ Michael Ball, opponent, reads letter into record.

▶ Susan Finch, ZHM, calls Development Services/applicant rep.

▶ Steven Henry, applicant rep, provides rebuttal.

▶ Kami Corbett, applicant rep, provides rebuttal.

▶ Steve Henry, applicant rep, continues rebuttal.

▶ Kami Corbett, applicant rep, continues rebuttal.

▶ Susan Finch, ZHM, closes RZ 22-1387.

D.9. RZ 22-1499

▶ Brian Grady, Development Services, calls RZ 22-1499.

▶ Addie Clark, applicant rep, presents testimony.

▶ Chris Grandlienard, Development Services, staff report.

▶ Jillian Massey, Planning Commission, staff report.

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▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1499.

ADJOURNMENT

▶ Susan Finch, ZHM, adjourns meeting.

Rezoning Application: RZ-PD 22-1226

Zoning Hearing Master Date: January 17, 2023

BOCC Land Use Meeting Date: March 7, 2023



Hillsborough County Florida

Development Services Department

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: Isabelle Albert Drury Development Corporation

FLU Category: RMU-35

Service Area: Urban

Site Acreage: 5.43 AC +/-

Community Plan Area: None

Overlay: None

Request: Rezoning to Planned Development



Request Summary:

The existing zoning is CG, and CI (Commercial General, Commercial Intensive) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a hotel, and restaurant uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

Uses	Current CG Zoning Commercial, Light Industrial	Proposed PD Zoning Hotel, Restaurant
Mathematical Maximums *	CG: 8,686 square feet CI: 76,470 square feet [(203,921.2 total site x 1.25) x 0.3 FAR] CG and CI: 85,156.375 sf	209,000 square feet

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current CG, / CI Zoning	Proposed PD Zoning
Density / Intensity	Existing building square footage is approximately 32,595 square feet. Under the existing CG and CI zoning districts a maximum of 85,156.375 square feet is allowable (based on 0.27 and 0.30 FAR).	Under the proposed PD 22-1226 for the two parcels, a maximum of 209,000 square footage, 0.98 FAR is allowable (based in 1.00 2.0 FAR in RMU-35)
Lot Size / Lot Width	10,000 sf / 75'	10,000 sf / 75'

Application No. RZ 22-1226
Name: Brian Grady
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 1/17/2023

APPLICATION NUMBER: PD 22-1226

ZHM HEARING DATE: January 17, 2023

BOCC LUM MEETING DATE: March 7, 2023

Case Reviewer: Tania C. Chapela

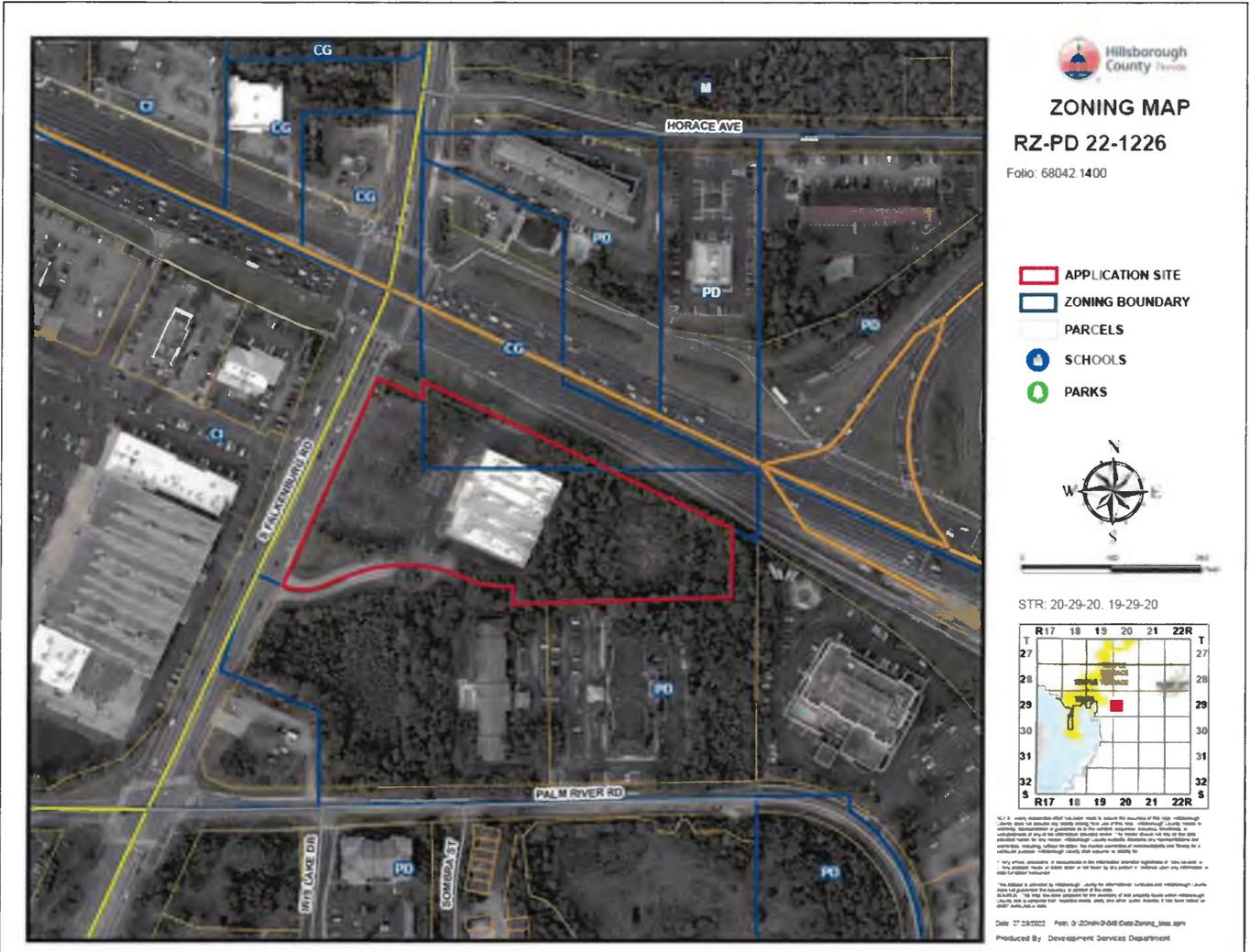
Setbacks/Buffering and Screening	30' Front-North 30' Front-West	30' Front-North 30' Front-West
Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	100 feet, 8 stories Max. for Hotel 50-feet for Restaurant

Additional Information:

PD Variations	None requested LDC Part 6.05.00 (Parking/Loading)
Waiver(s) to the Land Development Code	LDC Section 6.01.01. Endnote 8 (2 foot of additional setback for building height over 20 feet) to allow a 10-foot south setback for a 100-foot building height.
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

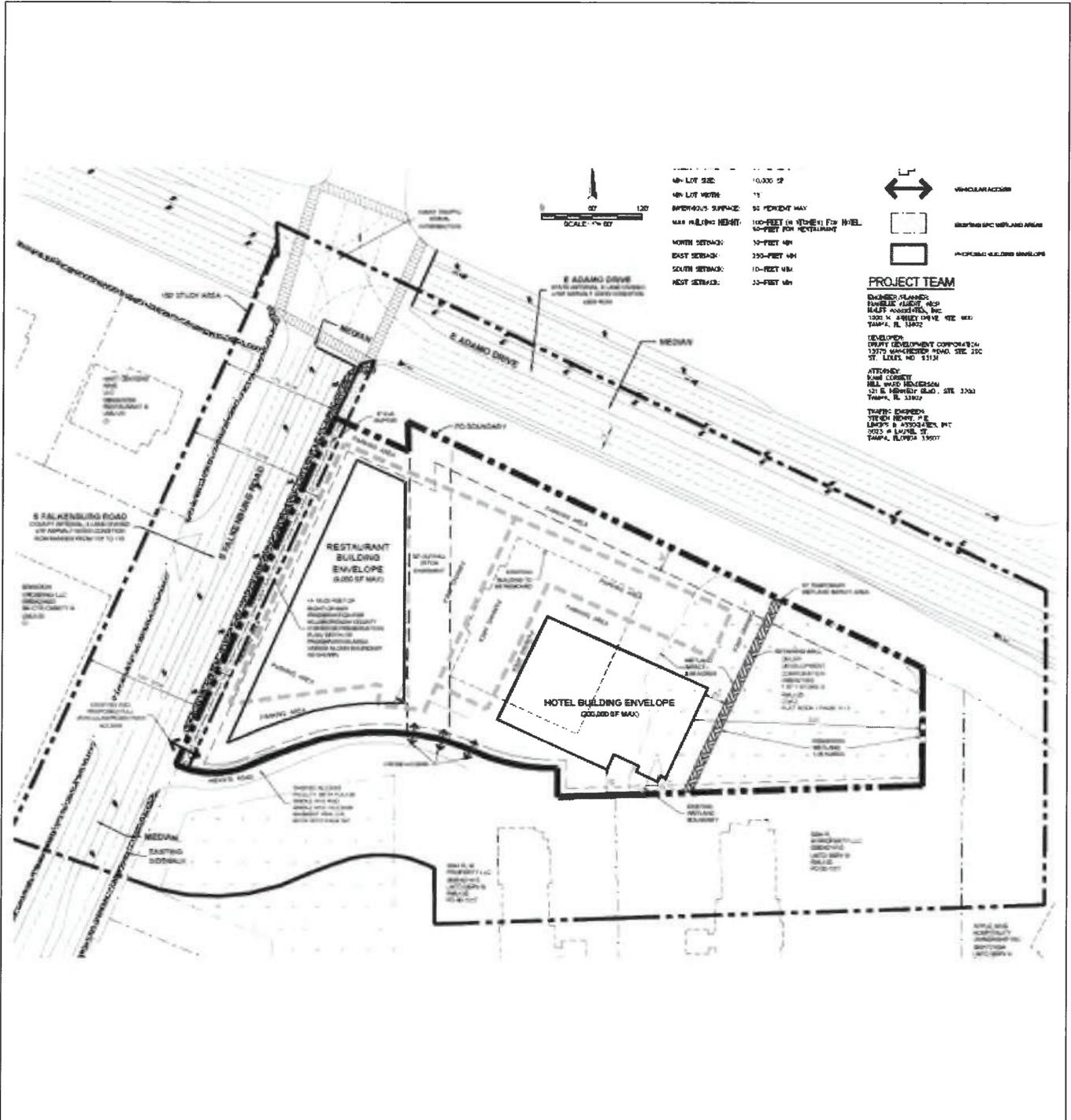


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG, PD 84-0324	0.27, 0.4 FAR	Commercial General uses	Hotel, Office
South	PD 00-1017	2.0 FAR	Hotel, Restaurant, Retail	Hotel
East	PD 00-1017	2.0 FAR	Hotel, Restaurant, Retail	Hotel
West	CI	0.3 FAR	Commercial Intensive uses	Commercial plaza

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



APPLICATION NUMBER: PD 22-1226

ZHM HEARING DATE: January 17, 2023

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Falkenburg Road	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Adamo Drive	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,605	65	173
Proposed	1,394	125	102
Difference (+/-)	-1,211	+60	-71

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Falkenburg/ Turn Lane Length	Design Exception Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY											
Environmental:	Objections	Conditions Requested	Additional Information/Comments								
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No									
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____											
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments								
Transportation <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No									
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Impact/Mobility Fees <table style="width:100%; border:none;"> <tr> <td style="width:50%;">Hotel</td> <td style="width:50%;">Restaurant (hi-turnover)</td> </tr> <tr> <td>Mobility: \$4,168 per room</td> <td>(Per 1,000 s.f.)</td> </tr> <tr> <td>Fire: \$313 per 1,000 sf</td> <td>Mobility: \$43,893</td> </tr> <tr> <td>Park: \$1,327 per room</td> <td>Fire: \$313</td> </tr> </table>				Hotel	Restaurant (hi-turnover)	Mobility: \$4,168 per room	(Per 1,000 s.f.)	Fire: \$313 per 1,000 sf	Mobility: \$43,893	Park: \$1,327 per room	Fire: \$313
Hotel	Restaurant (hi-turnover)										
Mobility: \$4,168 per room	(Per 1,000 s.f.)										
Fire: \$313 per 1,000 sf	Mobility: \$43,893										
Park: \$1,327 per room	Fire: \$313										
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments								
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the current CG and CI (Commercial General, Commercial Intensive) allowed uses, including a hotel development in the southern property. Furthermore, the proposed project reduced the number of potential uses currently allowed in the subject property. The proposed 0.98 FAR is under the 2.0 Maximum FAR allowable in the RMU-35 Comprehensive Plan category.

The increased FAR will have minimal impact on the transportation network. Per the Transportation Staff, the proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,211 average daily trips, an increase of 60 trips in the a.m. peak hour, and a decrease of 71 trips in the p.m. peak hour.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 19, 2022.

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Remove all Cross-access arrows from the site plan.
- Add a note to the site plan that states "Sidewalks to be provided per LDC".

1. The project shall be permitted a maximum of 209,000 square feet for Hotel (200,000 square foot maximum) and Restaurant (9,000 square foot maximum) uses.

2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the development standards of the CI zoning district, unless otherwise specified herein.

Minimum Lot Size: 10,000 S.F.

Minimum Lot Width: 75-Feet

Front Setback (North, along E Adamo Dr.): 30-Feet

Front Setback (West, along S Falkenburg Rd.): 30-Feet

Side Setback (South): 10-Feet

Side Setback (East): 250-Feet

Maximum Building coverage: 30%

Maximum Impervious Surface: 80%

Maximum building Height: 100' feet, 8 stories Max. for Hotel uses, 50-feet for Restaurant uses

The project shall not be required to comply with LDC Sec. 6.01.01, endnote 8, additional setback provision.

3. Buffering and screening shall be in accordance with LDC 6.06.06 buffer and screening provisions.

4. If PD 22-1226 is approved, the County Engineer will approve a Design Exception (dated January 9, 2023) found approvable (January 9, 2023) regarding the minimum turn lane lengths required pursuant to Section 5.6 of the

Transportation Technical Manual (TTM). Approval of this Design Exception will reduce the minimum required turn lane length from 285 feet to +/- 215 feet.

5. The vehicular parking ratio for the hotel shall be 0.83 spaces per hotel room subject to the additional provision of ~~19~~ 11 bicycle parking spaces consistent with LDC, Sec. 6.05.02. P.

6. As Falkenburg Road is included in the Hillsborough County Corridor Preservation Plan as a future 6-lane improvement, the developer shall designate up to 22 feet of right of way preservation along the project frontage on Falkenburg Road. Building setbacks shall be calculated from the future right-of-way line.

7. Hillsborough County reserves the right to close the median and/or southbound left turn lane on Falkenburg Road due safety concerns and/or operational improvements. Closing the median and/or southbound left turn lane would restrict the access to PD 22-1226 to right in right out only on Falkenburg Road.

8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

10. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

13. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

15. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:



J. Brian Grady
Tue Jan 17 2023 15:00:53

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

APPLICATION NUMBER: PD 22-1226

ZHM HEARING DATE: January 17, 2023

BOCC LUM MEETING DATE: March 7, 2023

Case Reviewer: Tania C. Chapela

APPLICATION NUMBER: PD 22-1226

ZHM HEARING DATE: January 17, 2023

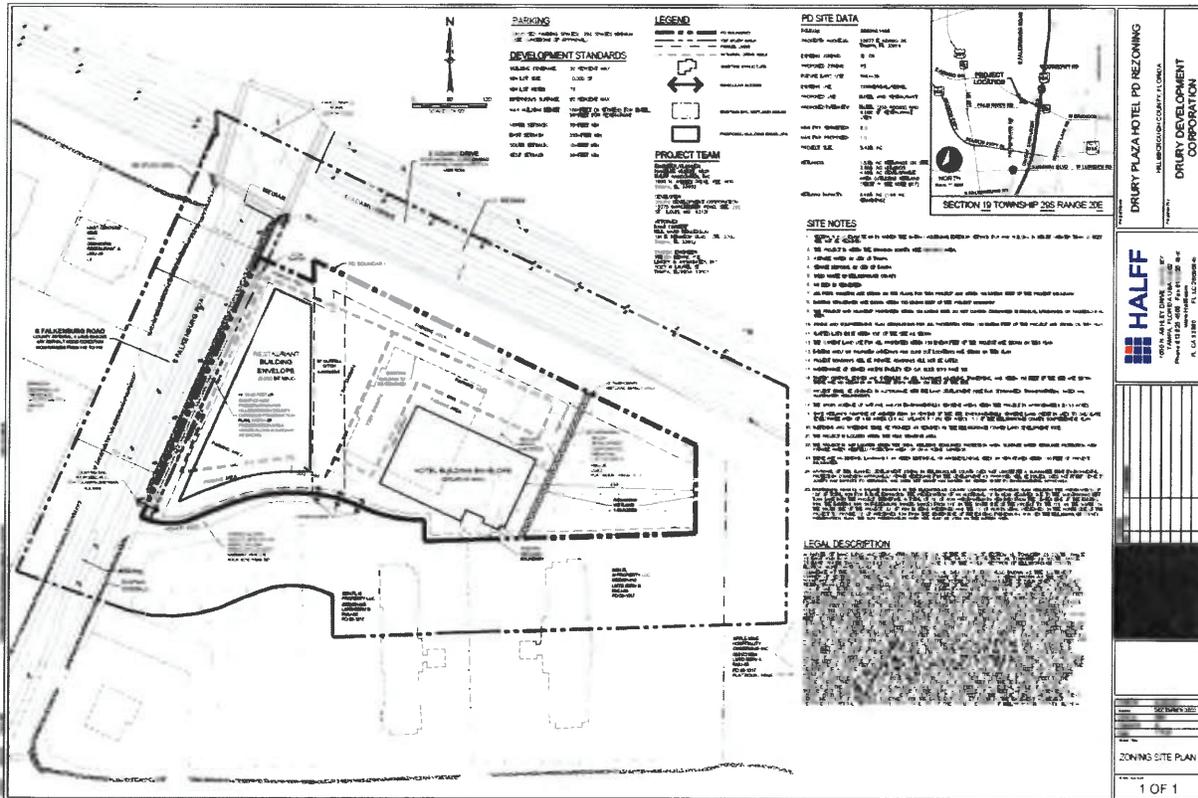
BOCC LUM MEETING DATE: March 7, 2023

Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 22-1226

ZHM HEARING DATE: January 17, 2023

BOCC LUM MEETING DATE: March 7, 2023

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Brandon/ Northeast

DATE: 01/09/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1226

- | | |
|----------|---|
| | This agency has no comments. |
| | This agency has no objection. |
| X | This agency has no objection, subject to the listed or attached conditions. |
| | This agency objects for the reasons set forth below. |

CONDITIONS OF APPROVAL

- If PD 22-1226 is approved, the County Engineer will approve a Design Exception (dated January 9, 2023) found approvable (January 9, 2023) regarding the minimum turn lane lengths required pursuant to Section 5.6 of the Transportation Technical Manual (TTM). Approval of this Design Exception will reduce the minimum required turn lane length from 285 feet to +/- 215 feet.
- The vehicular parking ratio for the hotel shall be 0.83 spaces per hotel room subject to the additional provision of 19 bicycle parking spaces consistent with LDC, Sec. 6.05.02. P.
- As Falkenburg Road is included in the Hillsborough County Corridor Preservation Plan as a future 6-lane improvement, the developer shall designate up to 22 feet of right of way preservation along the project frontage on Falkenburg Road. Building setbacks shall be calculated from the future right-of-way line.
- Hillsborough County reserves the right to close the median and/or southbound left turn lane on Falkenburg Road due safety concerns and/or operational improvements. Closing the median and/or southbound left turn lane would restrict the access to PD 22-1226 to right in right out only on Falkenburg Road.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Remove all Cross-access arrows from the site plan.
- Add a note to the site plan that states "Sidewalks to be provided per LDC".

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 5.42 acres from Commercial General (CG) and Commercial Intensive (CI) to Planed Development (PD). The proposed entitlements include a 210-room hotel, and 9,000 sf of restaurant uses. The site is generally located on the southeastern corner of the intersection of Falkenburg Road and Adamo Drive. The Future Land Use designation of the site is Residential Mixed Use – 35 (RMU-35).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a detailed transportation analysis. Staff has prepared a comparison of the trips potentially generated under the existing

and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI and CG, 69,000 sf Shopping Center (ITE code 820)	2,605	65	263
Internal Capture	Not Available	0	0
Pass By Trips	Not Available	0	90
Total Trips	2,605	65	173

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 210 Room Hotel (ITE code 312)	844	76	56
PD, 9,000 High Turn Over Restaurant (ITE Code 923)	550	86	81
Sub Total	1,394	162	137
Internal Capture	Not Available	0	0
Passerby Trips	Not Available	37	35
	1,394	125	102

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,211	+60	-71

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,211 average daily trips, an increase of 60 trips in the a.m. peak hour, and a decrease of 71 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Falkenburg Road and Adamo Drive. Falkenburg Road is a 4-lane, divided, Hillsborough County maintained, arterial roadway. Falkenburg Road lies within a range of +/- 110 to +/- 115 feet of ROW. There are sidewalks on both sides of the roadway within the vicinity of the proposed project. Adamo Drive is a 6-lane, FDOT maintained, principal arterial roadway. Adamo Drive lies within +/- 300 feet of ROW. There are sidewalks on both sides of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Falkenburg Road is included in the Hillsborough County Corridor Preservation Plan as a 6-lane roadway. Sufficient Right of way is required for the planned improvement to the roadway. The Hillsborough County Transportation Technical Manual 4 lane collector (TS-6) requires a minimum of 110 feet of ROW. Adding two 11-foot lanes totals 132 feet of ROW. The ROW on Falkenburg Varies between +/- 110 and +/- 115. The applicant shall provide up to 22 feet of ROW as shown on the site plan for the planned improvement.

REQUESTED PD VARIATION: MINIMUM PARKING REQUIREMENT

The applicant is requesting a PD variation to LDC, Sec. 6.05.02. E. Minimum Parking Ratio for a 210 Room Hotel of 1.1 spaces per room. The PD variation request proposes to provide an alternative parking ratio of 0.83 spaces per room based on the ITE Parking Generation Manual, 5 Edition. The required parking per the LDC would be 231 spaces whereas 175 spaces would be required based on ITE. The Applicant proposes to include LDC required parking for the proposed restaurant use 15 spaces per 1,00 sf of restaurant. The applicant’s request indicates that the purpose of the requested reduction in minimum parking for the hotel is due to that the proposed mixed-use development of the hotel and restaurant will share parking and users from the hotel patronizing the restaurant will utilize the pedestrian interconnectivity of the site. The applicant also included the number of spaces is sufficient to serve the uses on site and will not interfere with or injure the rights of the adjacent property owners. Staff finds that the requested PD variation is supportable with the condition that the developer provides on-site bicycle parking spaces equivalent to 5% of the LDC required 366 parking spaces (19 bicycle spaces) consistent with the LDC, Sec. 6.05.02. P. 1. bicycle parking provisions to offset the reduction on a one-to-one ratio.

REQUESTED DESIGN EXCEPTION – FALKENBURG ROAD TURN LANE

The applicant is required to modify a southbound left turn lane on Falkenburg Ave. onto the subject properties shared access drive. Per site access analysis provided by the applicant, this turn lane will require to be extended per county standards. Pursuant to data from the various transportation analyses, roadway design/posted speed, and the Hillsborough County Transportation Technical Manual (TTM), the minimum turn lane length required is 285 feet. The applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated January 9, 2022) proposing a total turn lane length of approximately 215 feet for the southbound left turn lane. This represents a reduction of +/- 70 feet. Based on factors presented in the Design Exception was found approvable by the County Engineer (on January 9, 2023). If this zoning is approved, the County Engineer will approve the Design Exception request.

SITE ACCESS

The project is proposing to use an existing full access connection on Falkenburg Road via a shared roadway with folios 068042.1415 and 068042.141. Vehicular and Pedestrian access to the folios to the south are proposed and required per LDC.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
FALKENBURG RD	LEE ROY SELMON EXPWY ON RAMP	ADAMO DR	D	C
SR 60 / BRANDON BLVD	FALKENBURG RD	PROVIDENCE RD	D	C

Source: [*2020 Hillsborough County Level of Service \(LOS\) Report*](#)

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Falkenburg Road	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Adamo Drive	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,605	65	173
Proposed	1,394	125	102
Difference (+/-)	-1,211	+60	-71

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Falkenburg/Turn Lane Length	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.



PD 22-1226 Drury Development Corporation

ZONING HEARING MASTER HEARING

JANUARY 17, 2023

Application No. RZ 22-1226
Name: Kate Corbett
Entered at Public Hearing: 7:11M
Exhibit # 2 Date: 1/17/2023

WHO IS DRURY DEVELOPMENT CORPORATION ?

- Family Owned & Operated Development Corporation
 - Building and Operating Drury Hotels for more than 50 Years
 - Serves as Owner, Developer, Architect, General Contractor and Hotel Operator
 - There are Approximately 150 Drury Hotel Properties in 26 States
 - Drury Hotel Brand is not Franchised to anyone outside of Drury Family
 - Excited to Bring First Drury Hotel to Tampa!
-

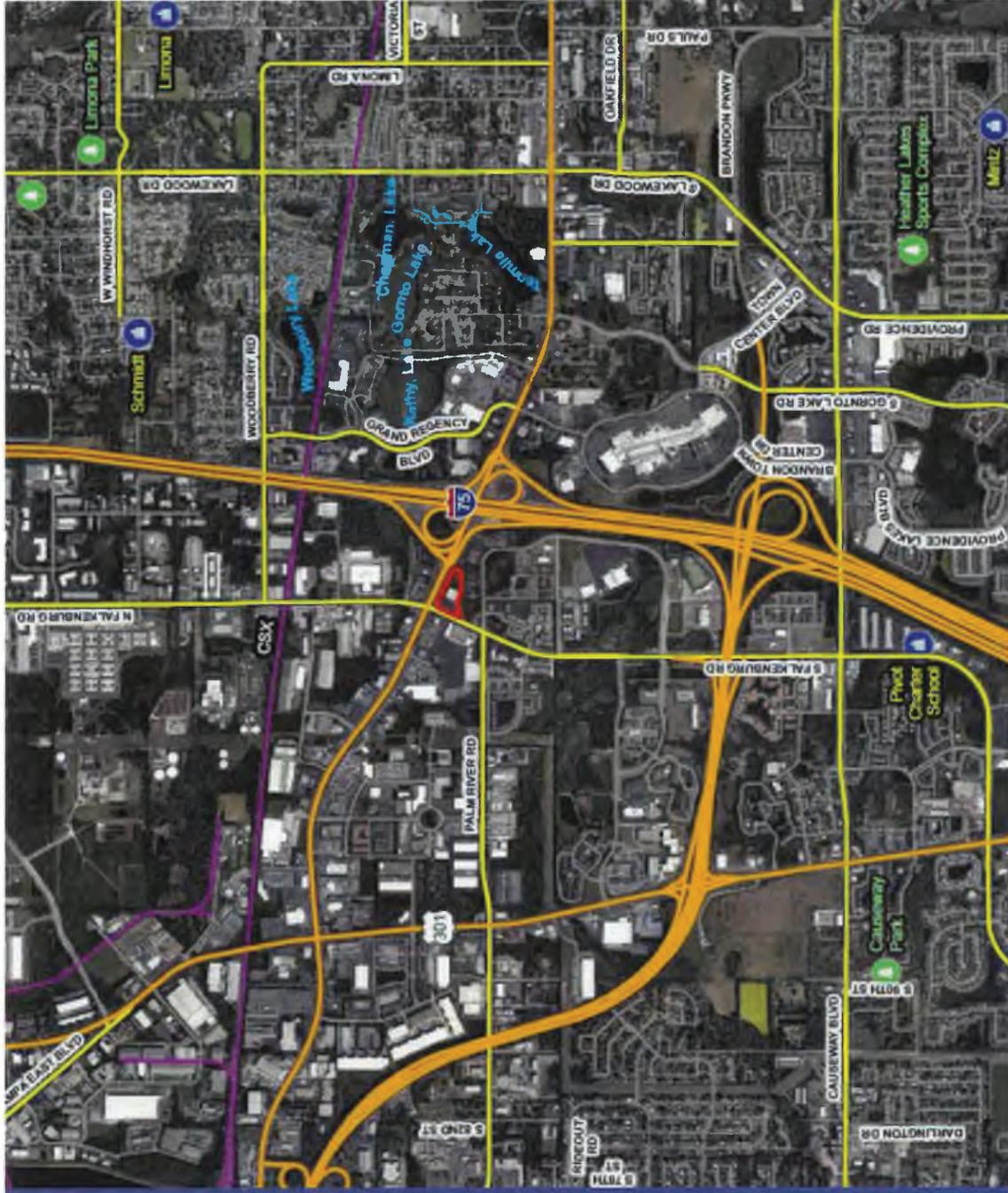


Location Map

FLU: Regional Mixed Use-35 (RMU-35)

Brandon Community Plan: Urban Center Character District

Zoning: Commercial Intensive (CI) and Commercial General (CG)

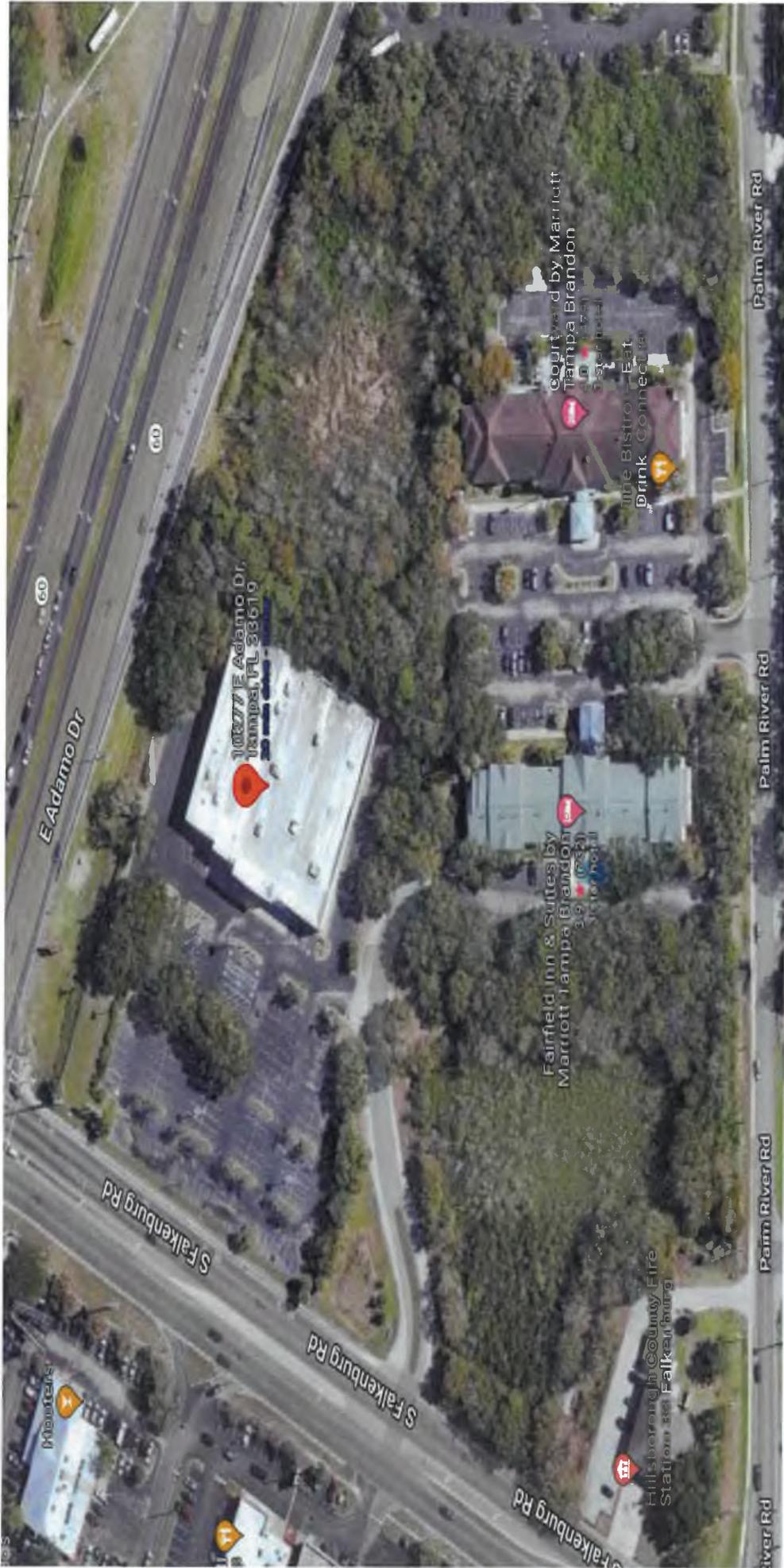


Adjacent Zoning and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG, PD 84-0324	0.27, 0.4 FAR	Commercial General uses	Hotel, Office
South	PD 00-1017	2.0 FAR	Hotel, Restaurant, Retail	Hotel
East	PD 00-1017	2.0 FAR	Hotel, Restaurant, Retail	Hotel
West	CI	0.3 FAR	Commercial Intensive uses	Commercial plaza



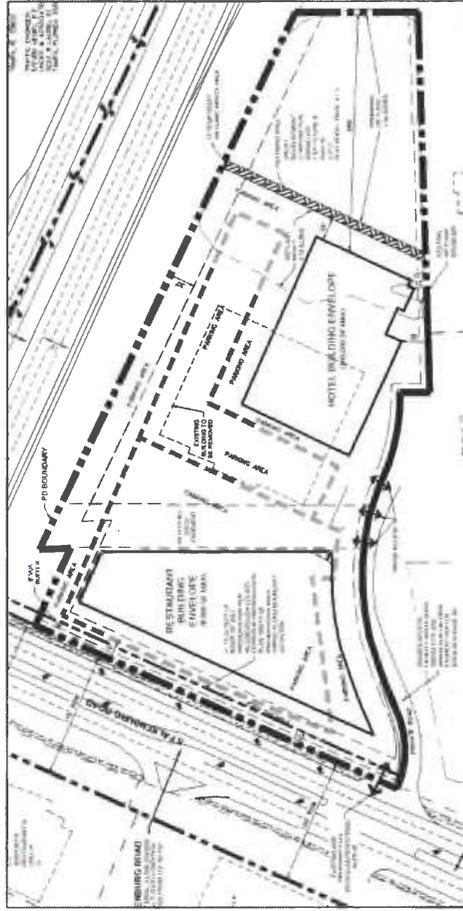
Surrounding Uses





Parking Variation

- 260 parking spaces
- Alternative parking standard based on LDC and 5th Edition of ITE for Business Hotel
- Restaurant/Business Hotel to share parking
 - Peak for Hotel – Late Night
 - Peak for Restaurant - Lunch & Dinner
 - **Max. shared peak hour demand = 213 spaces**
- Business Hotel - 0.83 spaces per room
- Restaurant - 15 per 1,000 sf



Key Staff Findings

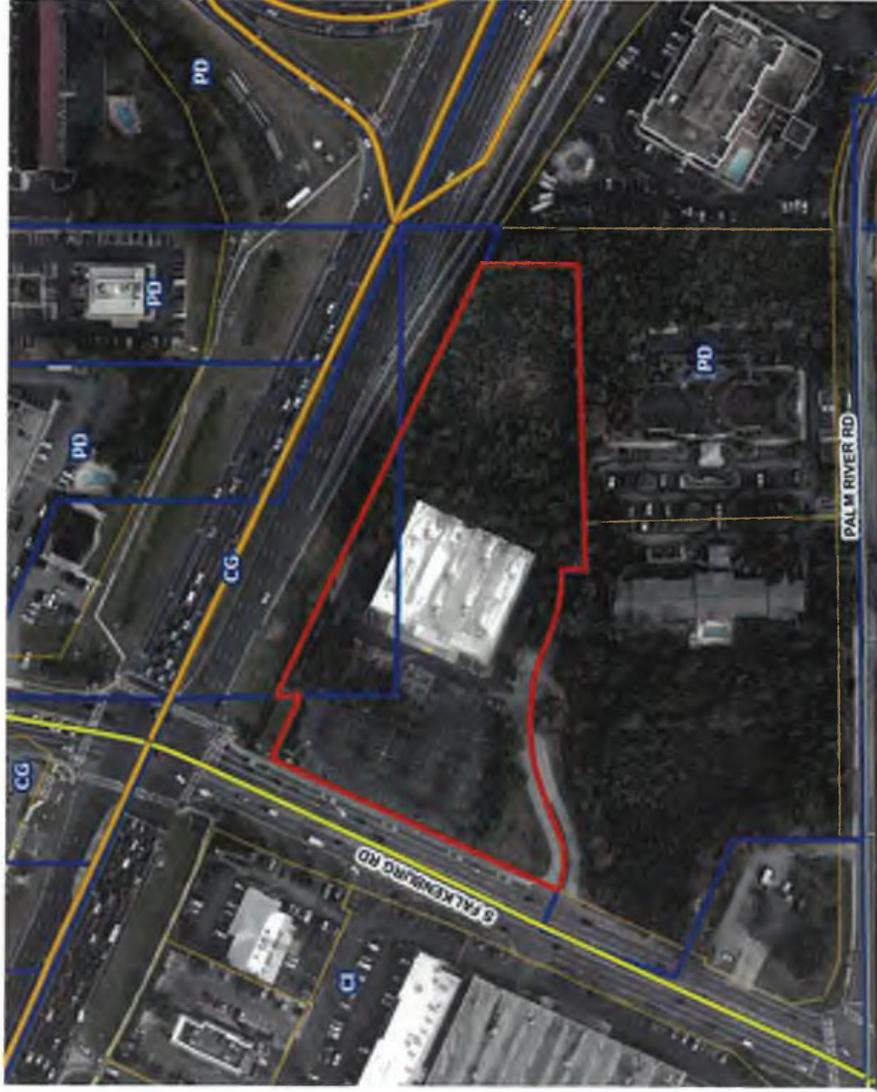
▶ **Planning Commission:**

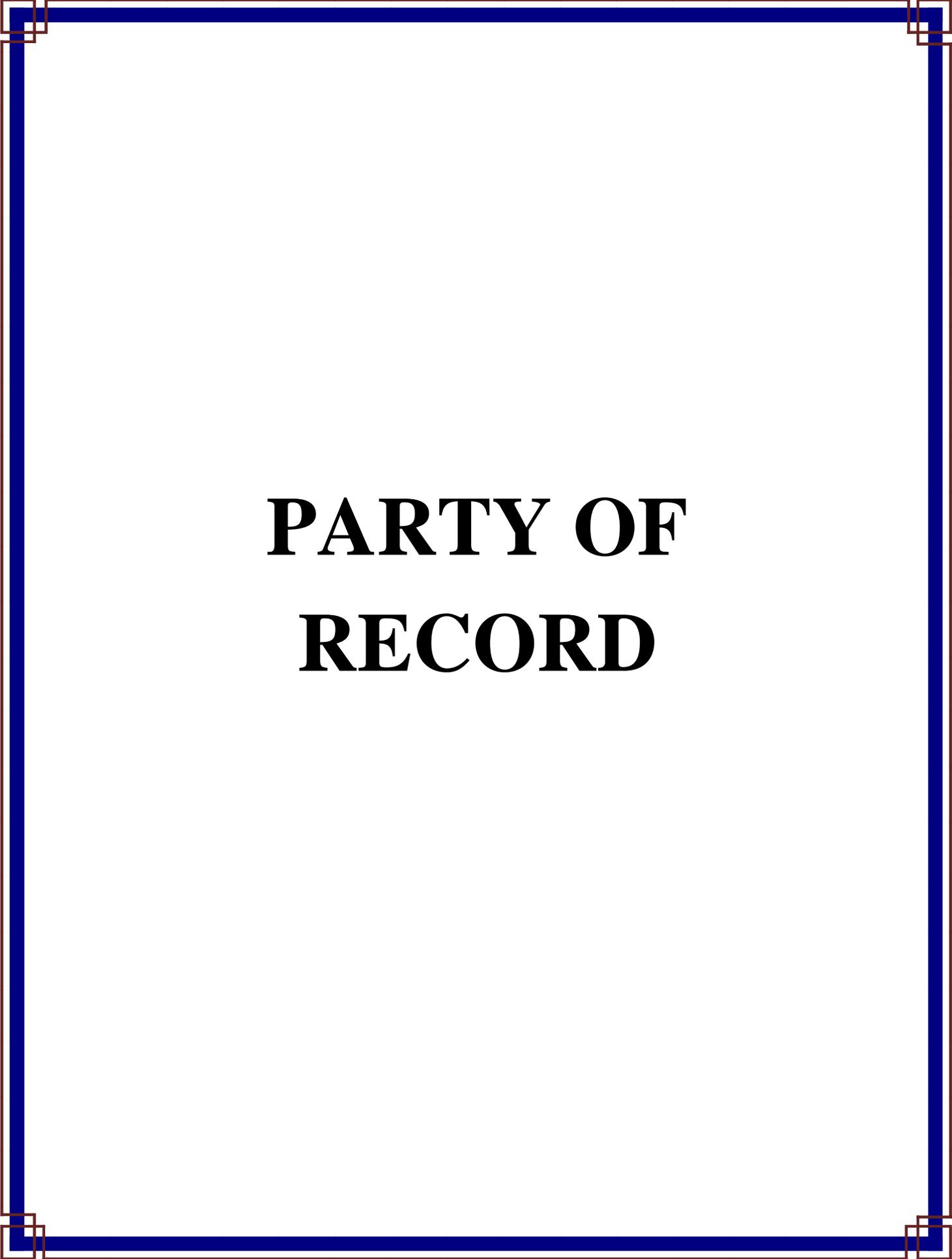
- ▶ Consistent Comprehensive Plan and Compatible with the Surrounding Area
- ▶ Consistent with the Intent of the Regional Mixed Use 35 – Future Land Use Category
- ▶ Consistent with the Urban Center Character District of the Brandon Community Plan, which envisions buildings up to 10 stories – Proposed Height is 8 stories

▶ **Development Services:**

- ▶ Proposed Uses Comparable to surrounding CG and CI uses
- ▶ Rezoning Results in Reduction in Overall Daily Trips
- ▶ Proposed Modification Compatible with Surrounding Properties and Keeping with the General Development Pattern of the Area
- ▶ No Objection from Reviewing Agencies

Thank you





**PARTY OF
RECORD**

NONE