



PD Modification Application: PRS 23-0373

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: June 13, 2023

1.0 APPLICATION SUMMARY

Applicant: Kami Corbett, Hill Ward Henderson

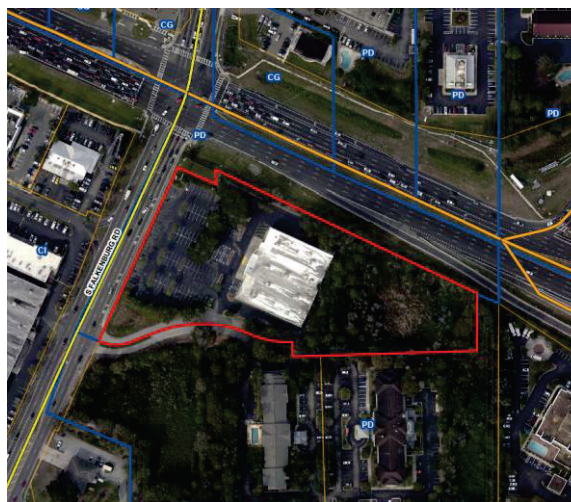
FLU Category: RMU-35

Service Area: Urban

Site Acreage: 5.43 AC

Community Plan Area: Brandon

Overlay: None



Introduction Summary:

PD 22-1226 was approved in 2022 to allow for 209,000 square feet for Hotel and Restaurant uses. The applicant requests modifications to:

Allow the location of a Vehicular Use Area (VUA) and required buffer area as an interim use of the S Falkenburg Road right-of-way preservation area. Remove the Vehicular Use Area buffer requirement at the time the right-of-way preservation area is utilized.

Memorialize the approved 260 parking spaces described in the PD 22-1226 approved site plan.

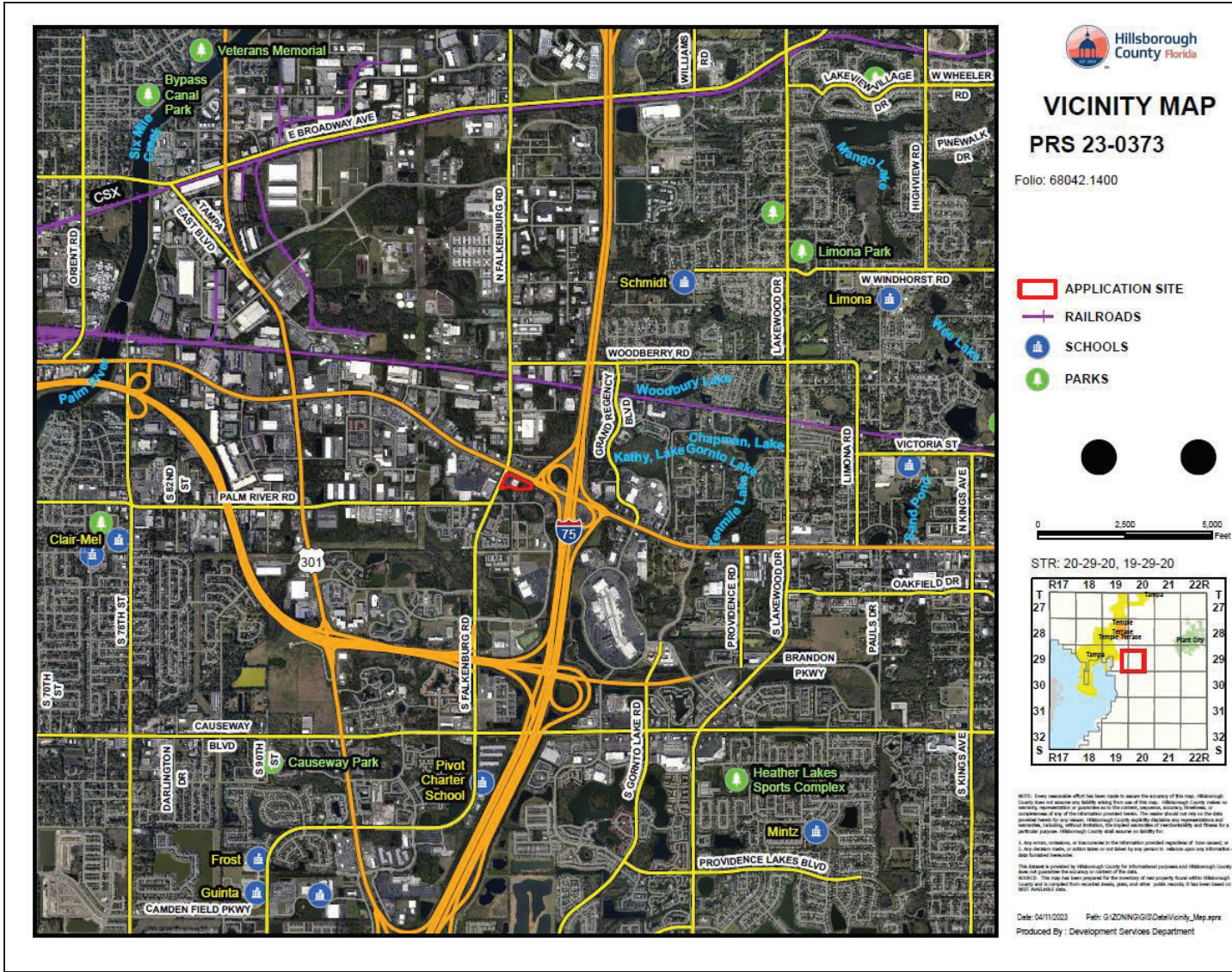
Existing Approval(s):	Proposed Modification(s):
Buffering and Screening shall be in accordance with LDC Part 6.06.00 (Landscaping/Buffering).	Memorialize the location of a Vehicular Use Area (VUA) and an 8-foot Buffer as an interim use of the S Falkenburg Road right-of-way preservation area, in accordance with LDC Sec. 5.11.09. Remove the LDC Sec. 6.06.04 Vehicular Use Area buffer requirement at the time the S Falkenburg Road right-of-way preservation area is utilized.
The vehicular parking ratio for the hotel shall be 0.83 spaces per hotel room.	The minimum total number of required vehicle parking spaces at build-out of the project shall be 260 spaces.

Additional Information:	
PD Variation(s):	A variation to remove the LDC 6.06.04 Vehicular Use Area 8-foot Buffer requirement at the time the S Falkenburg Road right-of-way preservation area is utilized.
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
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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

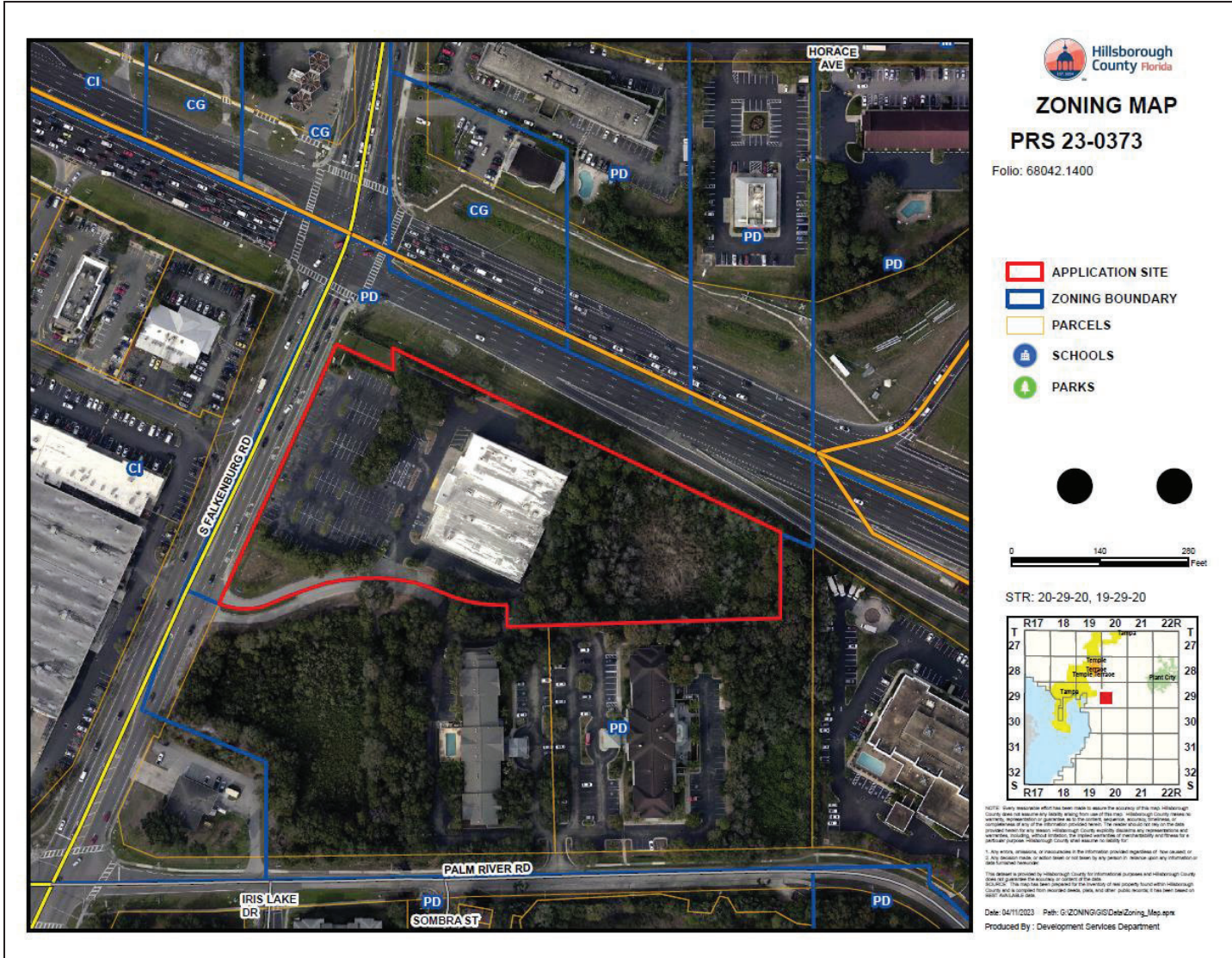
2.2 Future Land Use Map



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

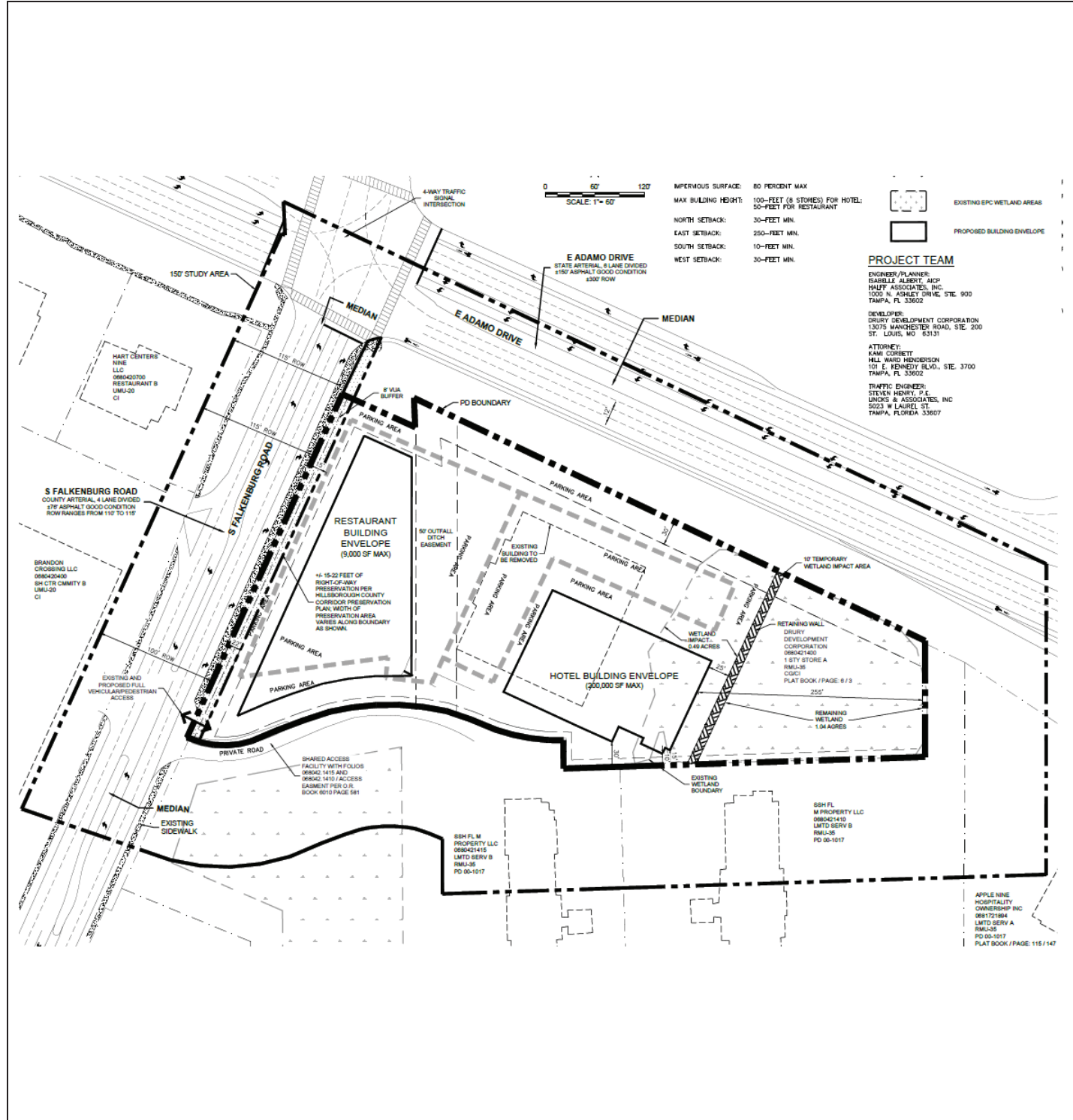


Adjacent Zonings and Uses

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

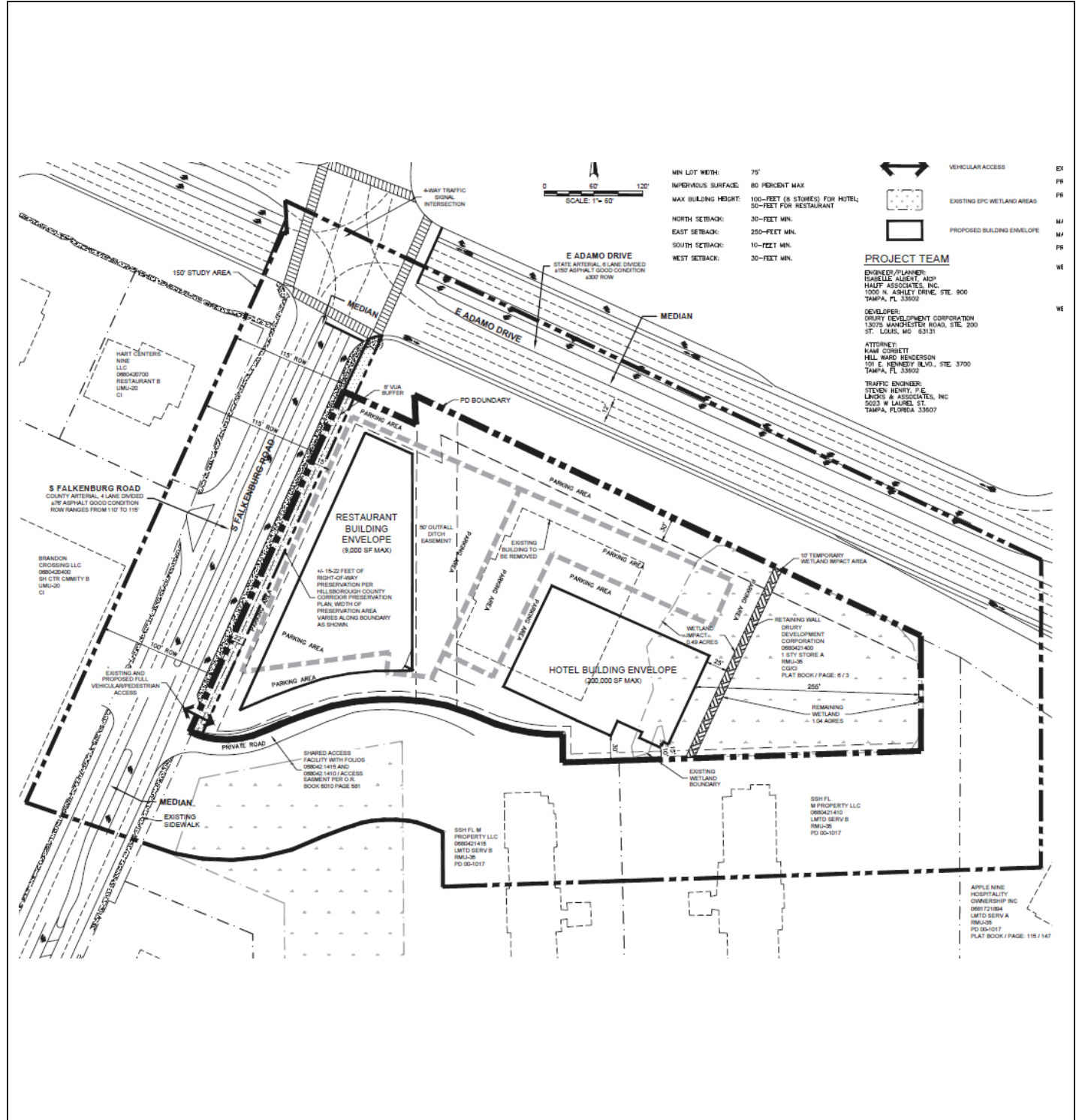
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: PRS 23-0373

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Tania C. Chapela

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	1,394	125	102
Proposed	1,394	125	102
Difference (+/-)	0	0	0

*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		None	None	Meets LDC
West	X	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	Previously Approved

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input 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 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:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds the proposed request to be compatible with the approved hotel and restaurant uses. This minor modification will have little effect on the general character of the subject site, zoned PD today.

Pursuant to LDC section 6.06.04.C an 8-foot landscape buffer is required between the vehicle use area (i.e. parking) and right-of-way. Pursuant to LDC Section 5.11.09.A.1, said buffer can be provided in a required right-of-way preservation area provided it is relocated upon utilization of the right-of-way. The right-of-way preservation area along Falkenburg Road varies from 15-22'. The parcel is located at the southeast corner of the intersection of Falkenburg Road and SR 60A, which is an improved intersection with a right turn lane and sidewalk running the length of the property frontage. For the existing use of the site an open space buffer is located within the right-of-way preservation area. Staff concurs with the applicant’s justification for the requested variation to not require relocation of the buffer in the future when the right-of-way may be utilized for future improvements to Falkenburg Road. As noted in the applicant’s justification statement, the irregular shape of the parcel with environmental constraints along the eastern portion of the parcel create development constraints for future relocation of the buffer under the approved zoning development plan. Furthermore, the interim use of the right-of-way preservation area for the landscape buffer would be consistent with the existing site configuration and provide for enhanced landscaping where none presently exists.

Staff finds the proposed modification to the approved Planned Development to be compatible with the surrounding areas.

5.2 Recommendation

Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 5, 2023.

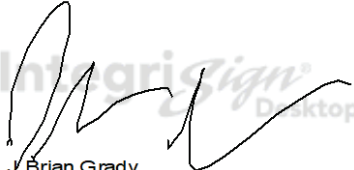
1. The project shall be permitted a maximum of 209,000 square feet for Hotel (200,000 square foot maximum) and Restaurant (9,000 square foot maximum) uses.
2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the development standards 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-, except that the required vehicle use area buffer per LDC 6.06.04 on the western boundary shall be permitted to be located within the right-of-way preservation area in accordance with LDC 5.11.09, but shall not be required to be relocated elsewhere on the site at the time the right-of-way preservation area is utilized.
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. The minimum total number of required vehicle parking spaces at build-out of the project shall be 260 spaces. The Hotel and Restaurant uses may be constructed in phases, therefore, the vehicular parking ratio for the Hotel shall be 0.83 spaces per hotel room until such time as both the Hotel and Restaurant uses are constructed, subject to the additional provision of 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:	 <p>J. Brian Grady Tue Jun 6 2023 08:17:01</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

DATE: 5/25/2023
AGENCY/DEPT: Transportation
PETITION NO: PRS 23-0073

- This agency has no comments.

- This agency has no objection.

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

- This agency objects for the reasons set forth below.

REVISED CONDITIONS:

3. Buffering and screening shall be in accordance with LDC 6.06.06 buffer and screening provisions, except that the required vehicle use area buffer per LDC 6.06.04 on the western boundary shall be permitted to be located within the right-of-way preservation area in accordance with LDC 5.11.09, but shall not be required to be relocated elsewhere on the site at the time the right-of-way preservation area is utilized.

[Staff recommends modification of this condition in order to allow the Vehicle Use Area to be located within the right of way preservation area and not be required to be relocated at the time of preservation area is utilized per the submitted variation.]

5. ~~The vehicular parking ratio for the hotel shall be 0.83 spaces per hotel room~~ The minimum total number of required vehicle parking spaces at build-out of the project shall be 260 spaces. The Hotel and Restaurant uses may be constructed in phases, therefore, the vehicular parking ratio for the Hotel shall be 0.83 spaces per hotel room until such time as both the Hotel and Restaurant uses are constructed, subject to the additional provision of 11 bicycle parking spaces consistent with LDC, Sec. 6.05.02. P.

[Staff recommends modification of this condition in order to provide more clarity to the total proposed parking and the phasing of the PD.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a personal appearance (PRS) to modify approved Planned Development (PD) 22-1226. The existing PD is approved for a 210-room hotel and 9,000 sf of restaurant uses. The applicant is requesting two modifications. The first modification is to add a PD variation to locate the Vehicle Use Area buffer within the right of way preservation area without the need to relocate at the time the right of way area is utilized for the future planned widening of Falkenburg Road. The second modification is to revise condition #5 to include the total vehicle parking spaces as shown on the approved site plan. No modifications to the existing approved entitlements are proposed. Transportation staff has no objection to the proposed minor modification, subject to the revised conditions.

Trip Generation Analysis

The subject minor modification does not propose any modification to the approved entitlements. 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.

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

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	0	0	0

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.

VEHICLE USE AREA (VUA) VARIATION

The applicant submitted a variation to LDC section 5.11.09 as it pertains to the inclusion of the required LDC 6.06.04 VUA buffer in a ROW preservation area. The requested variation requests to locate the Vehicle Use Area buffer within the right of way preservation area without the need to relocate at the time the right of way area is utilized for the future planned widening of Falkenburg Road. The approved PD

requires up to 22 feet of right of way to be preserved along Falkenburg Road for the future planned widening of Falkenburg Road to a 6-lane roadway. The applicant indicated that based on the variable existing right of way along Falkenburg and the outfall ditch easement location on site, the Vehicle Use Area must be placed in the preservation area in order to develop the property as approved. Transportation Staff has reviewed the proposed variation and does not object.

PARKING CONDITION MODIFICATION

The applicant previously requested and was approved for a 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 rate approved parking ratio of 0.83 spaces per room. The approved PD did not include the total number of parking spaces proposed in the conditions of approval, however the total of 260 parking spaces was included in the approved site plan. The proposed modification includes revising condition 5 to include the 260 total parking spaces in the condition when the entire project is built. Transportation Staff does not object to the proposed revision to condition 5. The applicant continues to provide on-site bicycle parking spaces (11 bicycle spaces) consistent with the LDC, Sec. 6.05.02. P. 1. bicycle parking provisions.

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	1,394	125	102
Proposed	1,394	125	102
Difference (+/-)	0	0	0

*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	Previously Approved
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.



**CURRENTLY
APPROVED**

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

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 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 5/25/2023
AGENCY/DEPT: Transportation
PETITION NO: PRS 23-0073

- This agency has no comments.

- This agency has no objection.

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

- This agency objects for the reasons set forth below.

REVISED CONDITIONS:

3. Buffering and screening shall be in accordance with LDC 6.06.06 buffer and screening provisions, except that the required vehicle use area buffer per LDC 6.06.04 on the western boundary shall be permitted to be located within the right-of-way preservation area in accordance with LDC 5.11.09, but shall not be required to be relocated elsewhere on the site at the time the right-of-way preservation area is utilized.

[Staff recommends modification of this condition in order to allow the Vehicle Use Area to be located within the right of way preservation area and not be required to be relocated at the time of preservation area is utilized per the submitted variation.]

5. ~~The vehicular parking ratio for the hotel shall be 0.83 spaces per hotel room~~ The minimum total number of required vehicle parking spaces at build-out of the project shall be 260 spaces. The Hotel and Restaurant uses may be constructed in phases, therefore, the vehicular parking ratio for the Hotel shall be 0.83 spaces per hotel room until such time as both the Hotel and Restaurant uses are constructed, subject to the additional provision of 11 bicycle parking spaces consistent with LDC, Sec. 6.05.02. P.

[Staff recommends modification of this condition in order to provide more clarity to the total proposed parking and the phasing of the PD.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a personal appearance (PRS) to modify approved Planned Development (PD) 22-1226. The existing PD is approved for a 210-room hotel and 9,000 sf of restaurant uses. The applicant is requesting two modifications. The first modification is to add a PD variation to locate the Vehicle Use Area buffer within the right of way preservation area without the need to relocate at the time the right of way area is utilized for the future planned widening of Falkenburg Road. The second modification is to revise condition #5 to include the total vehicle parking spaces as shown on the approved site plan. No modifications to the existing approved entitlements are proposed. Transportation staff has no objection to the proposed minor modification, subject to the revised conditions.

Trip Generation Analysis

The subject minor modification does not propose any modification to the approved entitlements. 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.

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

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	0	0	0

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.

VEHICLE USE AREA (VUA) VARIATION

The applicant submitted a variation to LDC section 5.11.09 as it pertains to the inclusion of the required LDC 6.06.04 VUA buffer in a ROW preservation area. The requested variation requests to locate the Vehicle Use Area buffer within the right of way preservation area without the need to relocate at the time the right of way area is utilized for the future planned widening of Falkenburg Road. The approved PD

requires up to 22 feet of right of way to be preserved along Falkenburg Road for the future planned widening of Falkenburg Road to a 6-lane roadway. The applicant indicated that based on the variable existing right of way along Falkenburg and the outfall ditch easement location on site, the Vehicle Use Area must be placed in the preservation area in order to develop the property as approved. Transportation Staff has reviewed the proposed variation and does not object.

PARKING CONDITION MODIFICATION

The applicant previously requested and was approved for a 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 rate approved parking ratio of 0.83 spaces per room. The approved PD did not include the total number of parking spaces proposed in the conditions of approval, however the total of 260 parking spaces was included in the approved site plan. The proposed modification includes revising condition 5 to include the 260 total parking spaces in the condition when the entire project is built. Transportation Staff does not object to the proposed revision to condition 5. The applicant continues to provide on-site bicycle parking spaces (11 bicycle spaces) consistent with the LDC, Sec. 6.05.02. P. 1. bicycle parking provisions.

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	1,394	125	102
Proposed	1,394	125	102
Difference (+/-)	0	0	0

*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	Previously Approved
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.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: June 13, 2023</p> <p>PETITION NO.: PRS 23-0373</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: May 11, 2023</p> <p>PROPERTY ADDRESS: 10277 E Adamo Drive, Tampa</p> <p>FOLIO #: 0680421400</p> <p>STR: 19-29S-20E</p>
<p>REQUESTED ZONING: Minor Modification to an existing Planned Development</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
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. 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). 	

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

- 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: kami.corbett@hwhlaw.com