

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

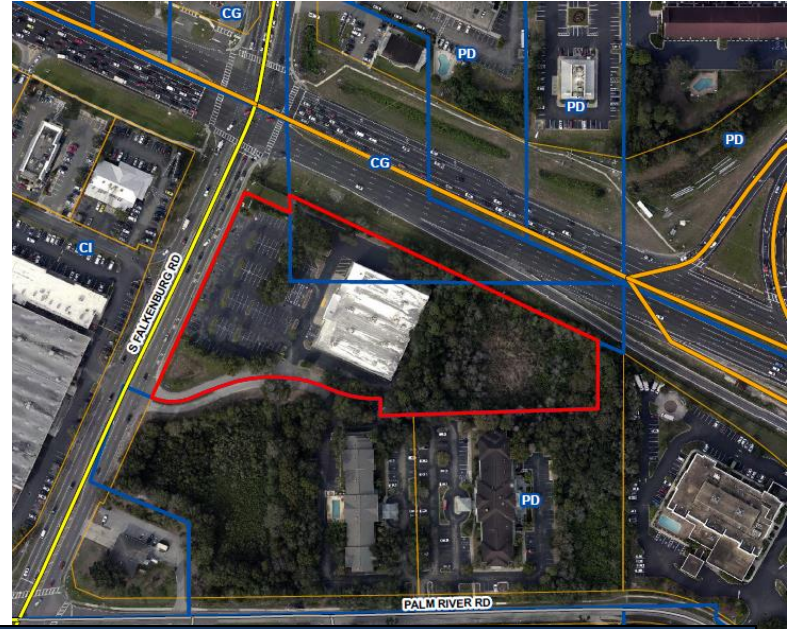
Service Area: Urban

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

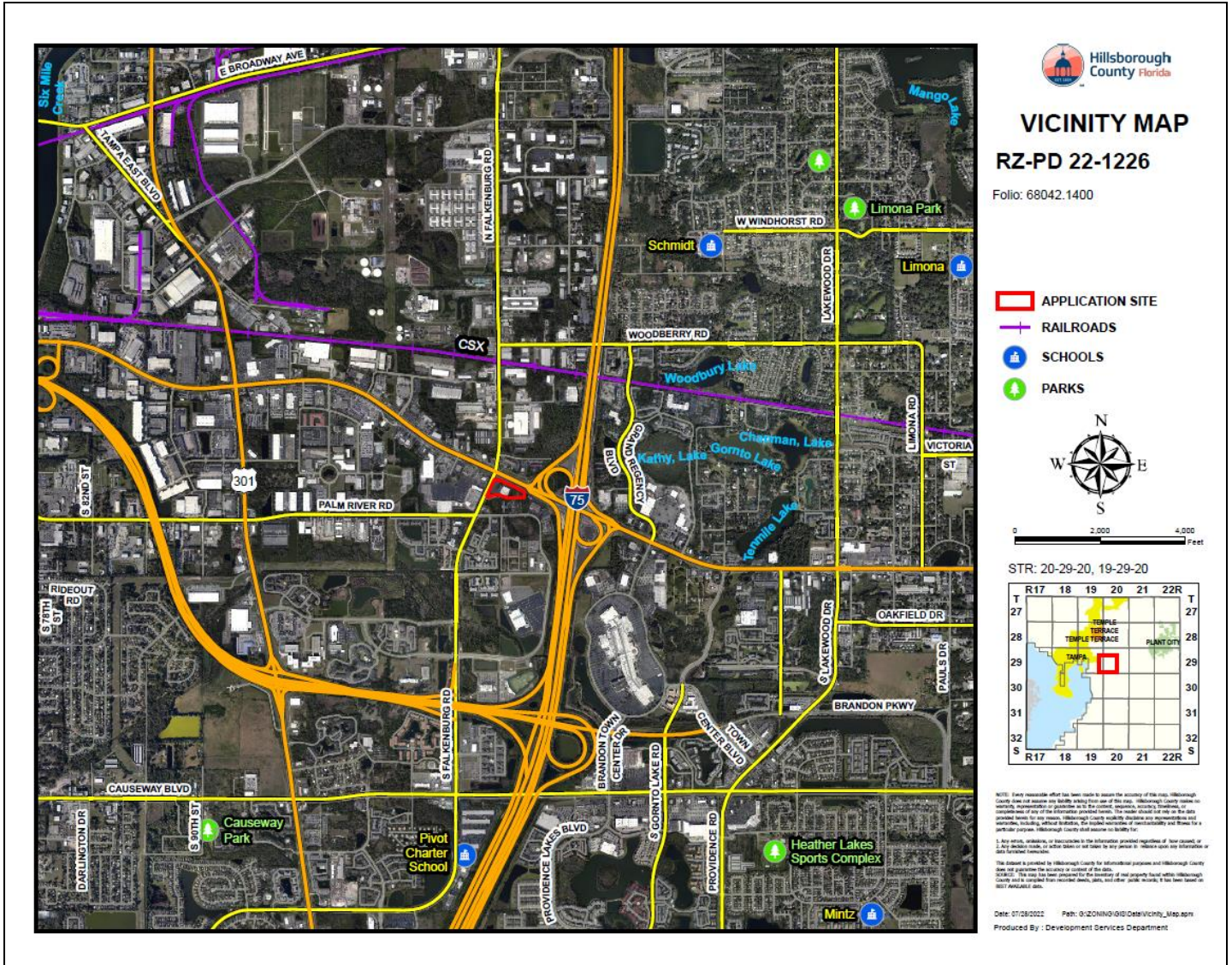
Additional Information:

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

2.1 Vicinity Map

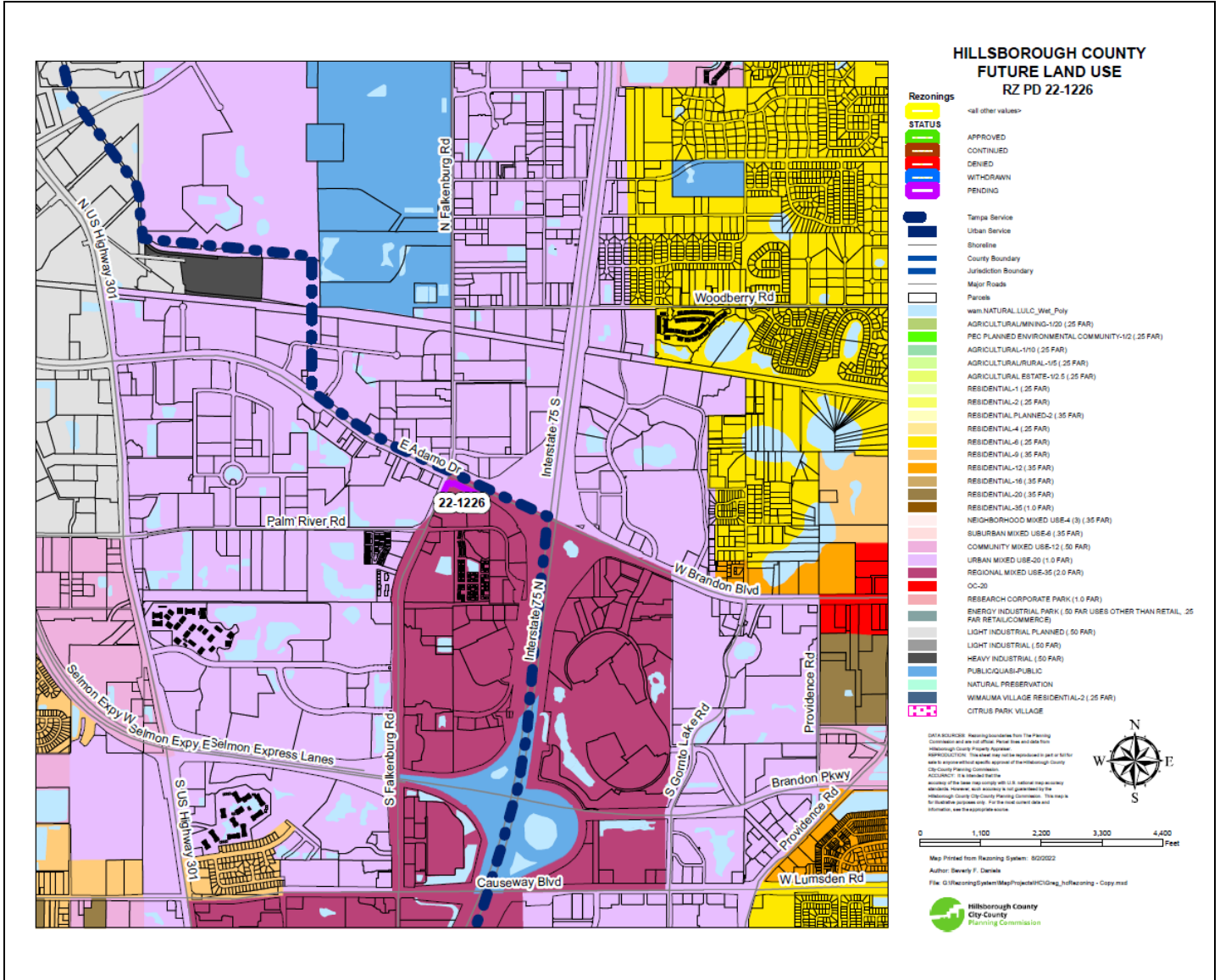


Context of Surrounding Area:

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

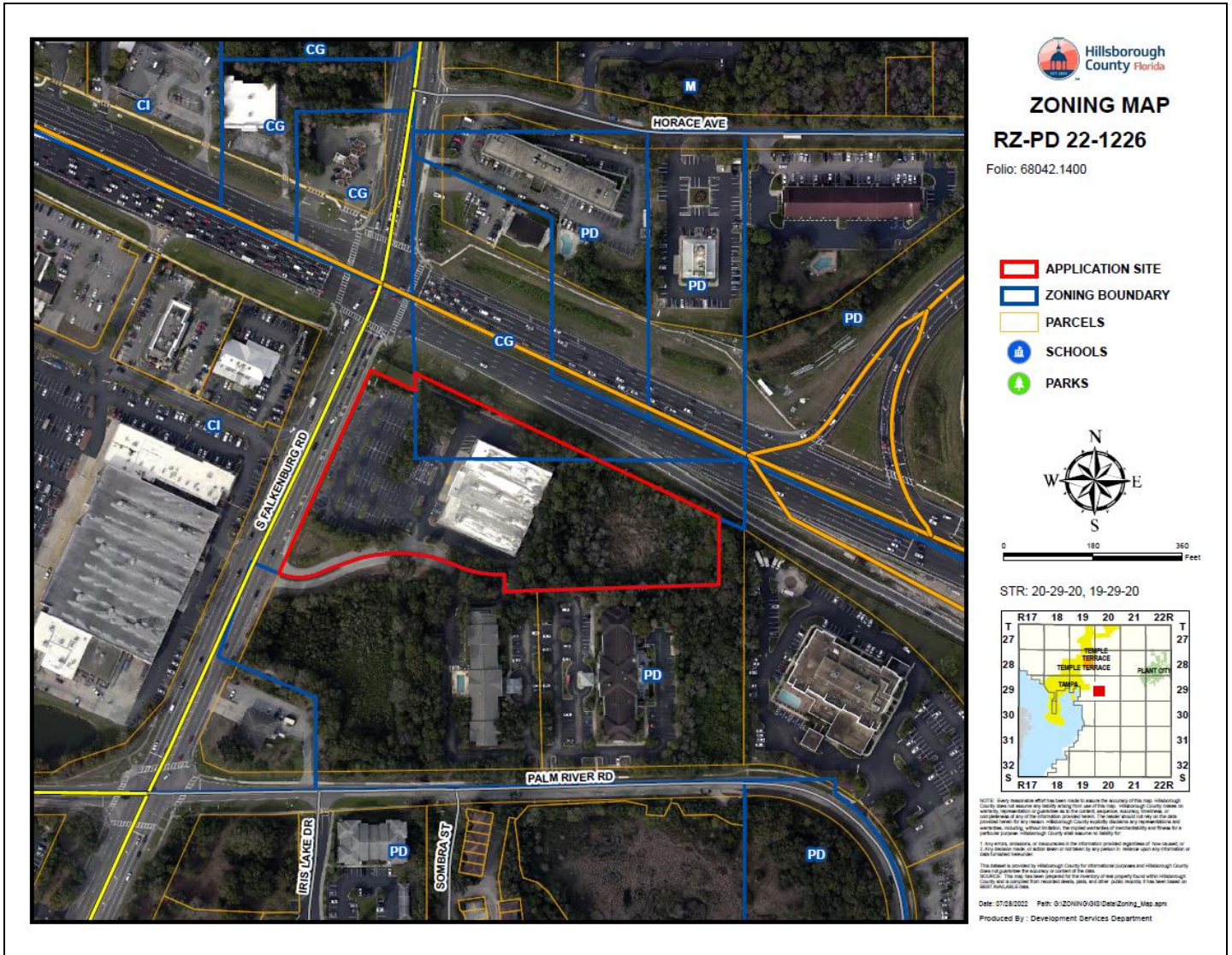
2.2 Future Land Use Map



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

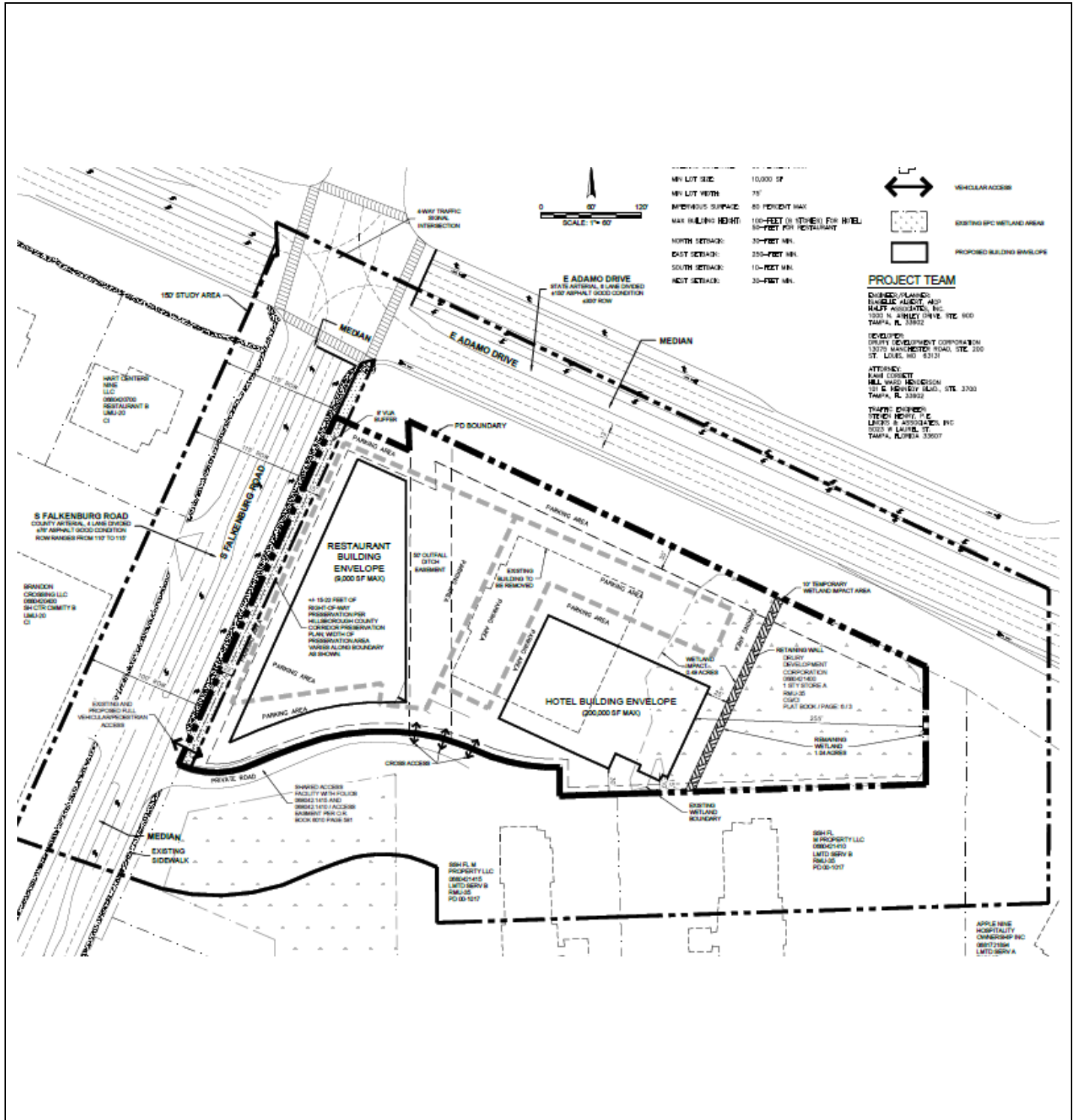


Adjacent Zonings and Uses

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)



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"/> 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 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 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

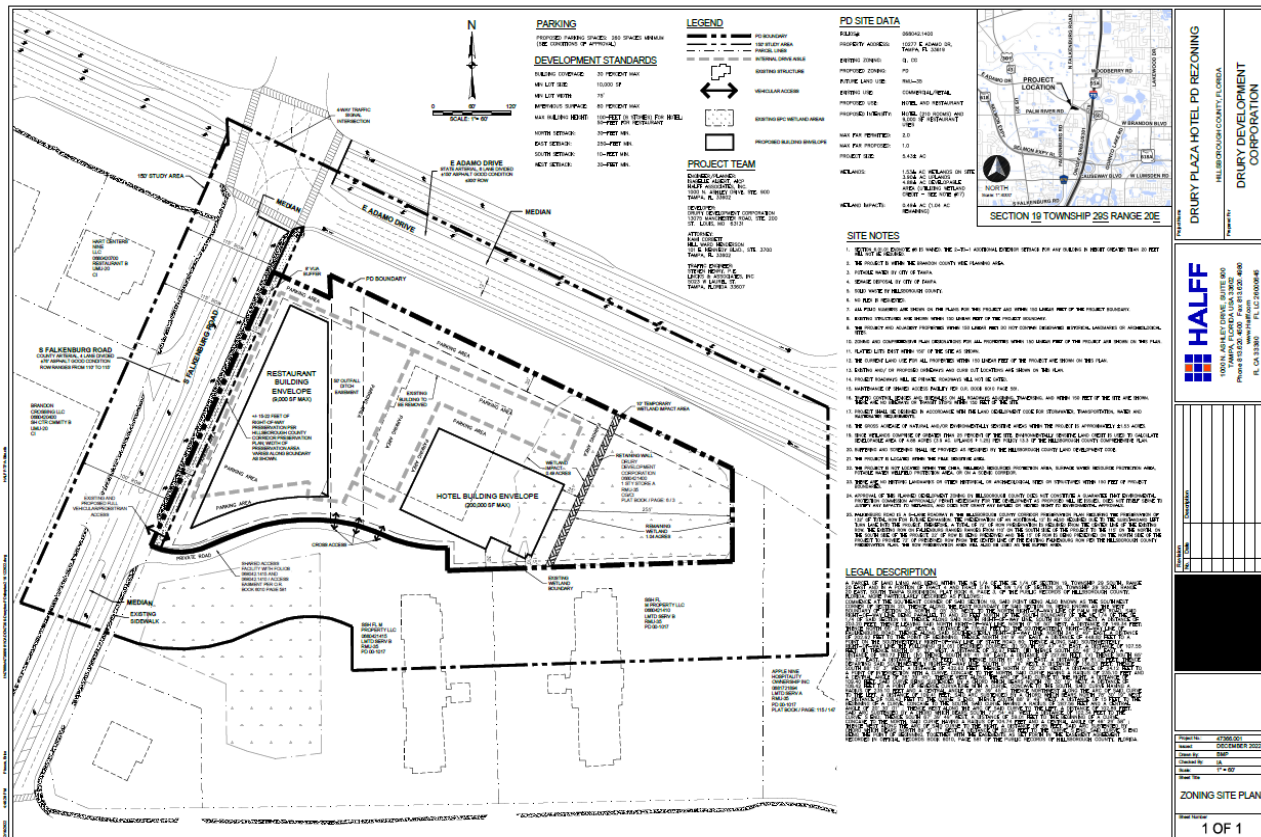
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

8.0 PROPOSED SITE PLAN (FULL)



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

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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

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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:

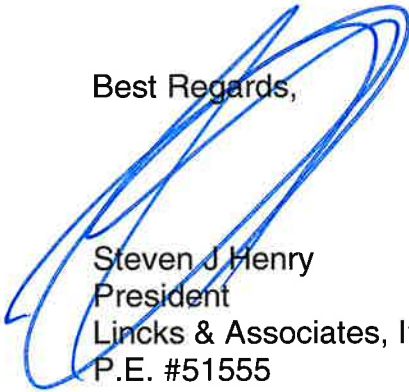
5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

22-1226

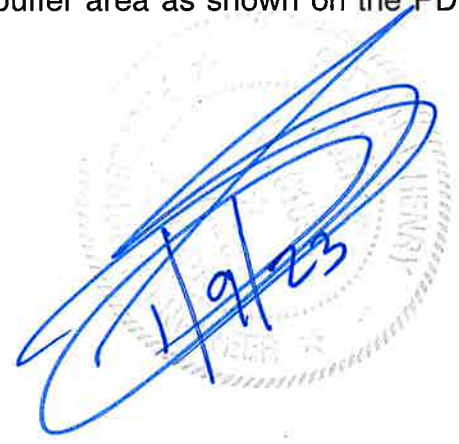
Mr. Michael Williams
January 9, 2023
Page 2

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.

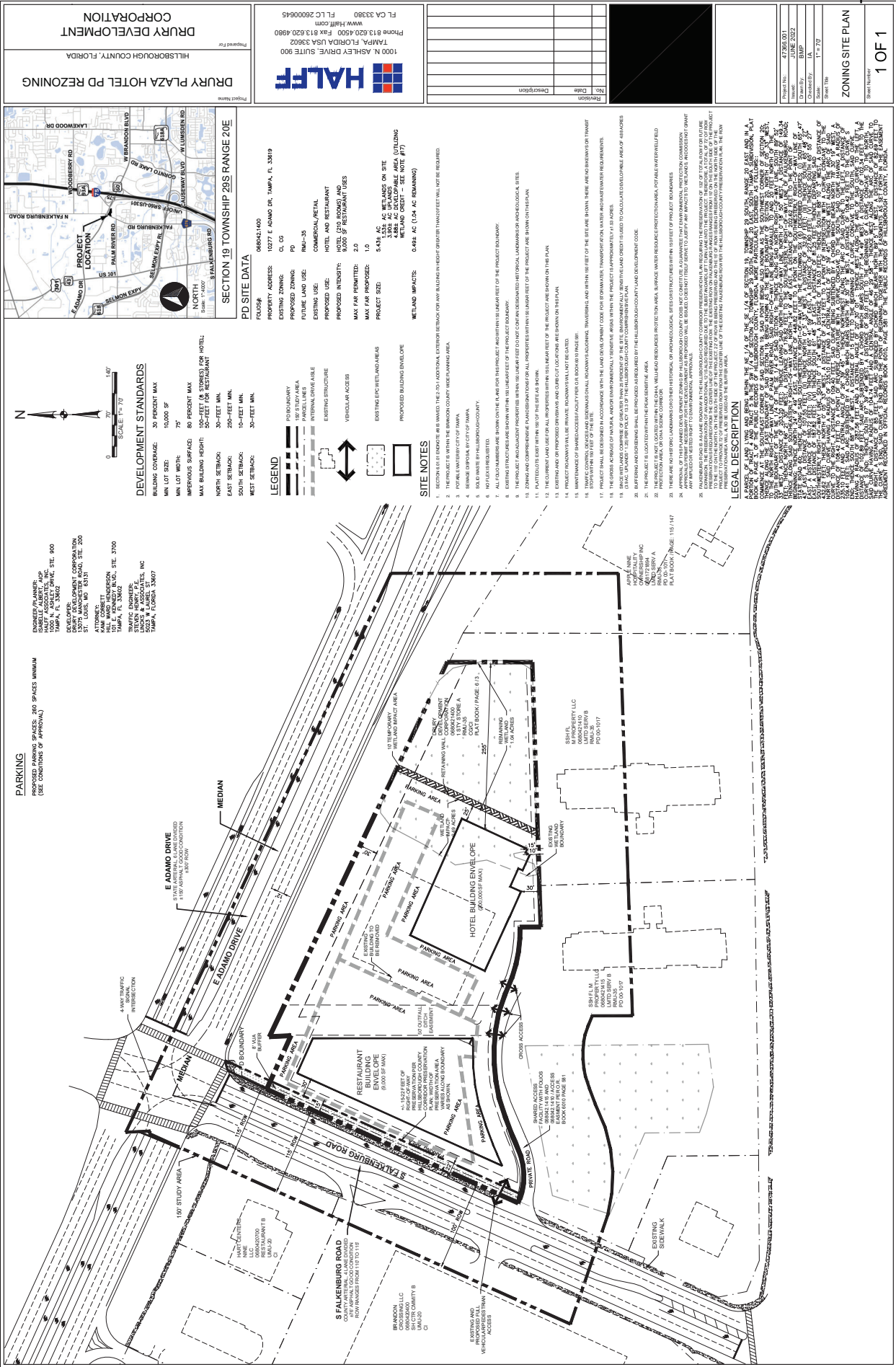
Sincerely,
Michael J. Williams
Hillsborough County Engineer

APPENDIX



PD PLAN





PARKING
MINIMUM SPACES ARE SPACES MINIMUM
(SEE CONDITIONS OF APPROVAL)

DRURY PLAZA HOTEL, PCP
DEVELOPMENT CORPORATION
1000 N. ASHLEY DRIVE, STE. 800
TAMPA, FL 33607

ATTORNEYS:
MEL WIND HANDBURSON, INC., STE. 3700
1001 W. WASHINGTON AVE., SUITE 1100
TAMPA, FL 33606

TRAFFIC ENGINEER:
LAWRENCE & ASSOCIATES, INC.
TAMPA, FLORIDA 33607

DEVELOPMENT STANDARDS

BUILDING COVERAGE: 30 PERCENT MAX

MIN LOT SIZE: 10,000 SF

IMPERVIOUS SURFACE: 80 PERCENT MAX

MAX BUILDING HEIGHT: 100-FEET (8 STORES) FOR HOTEL;
120-FEET FOR RESTAURANT

WALL SETBACK: 30- FEET MIN.

EAST SETBACK: 30- FEET MIN.

WEST SETBACK: 30- FEET MIN.

LEGEND

PROPOSED BUILDING ENVELOPE

PROPOSED PARKING AREAS

EXISTING BUILDING ENVELOPE

PROPOSED SIDEWALK

PROPOSED BIKEWAY

EXISTING SIDEWALK

EXISTING BIKEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

SITE NOTES

1. ALL LOTS AND AREAS ARE SHOWN WITHIN THE 100-FOOT BOUNDARY OF THE PROJECT DEVELOPMENT.

2. THE PROJECT SHALL BE CONFORMANT WITH ALL APPLICABLE PROVISIONS OF THE HULL COUNTY ZONING ORDINANCE.

3. THE PROJECT SHALL BE CONFORMANT WITH THE HULL COUNTY ZONING ORDINANCE FOR THE APPLICABLE ZONING DISTRICT.

4. THE PROJECT SHALL BE CONFORMANT WITH THE HULL COUNTY ZONING ORDINANCE FOR THE APPLICABLE ZONING DISTRICT.

5. THE PROJECT SHALL BE CONFORMANT WITH THE HULL COUNTY ZONING ORDINANCE FOR THE APPLICABLE ZONING DISTRICT.

6. THE PROJECT SHALL BE CONFORMANT WITH THE HULL COUNTY ZONING ORDINANCE FOR THE APPLICABLE ZONING DISTRICT.

7. THE PROJECT SHALL BE CONFORMANT WITH THE HULL COUNTY ZONING ORDINANCE FOR THE APPLICABLE ZONING DISTRICT.

8. THE PROJECT SHALL BE CONFORMANT WITH THE HULL COUNTY ZONING ORDINANCE FOR THE APPLICABLE ZONING DISTRICT.

9. THE PROJECT SHALL BE CONFORMANT WITH THE HULL COUNTY ZONING ORDINANCE FOR THE APPLICABLE ZONING DISTRICT.

10. THE PROJECT SHALL BE CONFORMANT WITH THE HULL COUNTY ZONING ORDINANCE FOR THE APPLICABLE ZONING DISTRICT.

LEGAL DESCRIPTION

A PARCEL OF LAND LING AND BEING WITHIN THE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 29S, RANGE 20E EAST AND IN A PORTION OF THE PUBLIC LANDS OF THE UNITED STATES OF AMERICA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: [Detailed description of land parcels, including bearings and distances, and references to previous maps and documents.]

No.	Dwg.	Description

DRURY PLAZA HOTEL PD REZONING
HULLBROUGH COUNTY, FLORIDA
DRURY DEVELOPMENT CORPORATION

1000 N. ASHLEY DRIVE, SUITE 800
TAMPA, FLORIDA USA 33606
Phone 813.620.4500 Fax 813.620.4980
FL CA 33380 FL LC 26000645

PROJECT NO: 20220511
DATE: JAN 10, 2023
DRAWN BY: BMP
CHECKED BY: IA
SCALE: 1" = 30'
SHEET NO:

ZONING SITE PLAN
SHEET NUMBER:
1 OF 1

HILLSBOROUGH COUNTY
ROADWAY FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



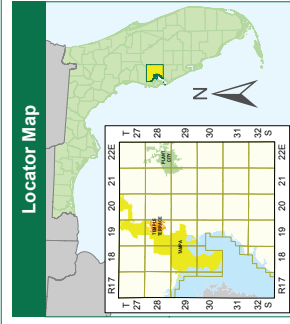
Legend

- 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
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

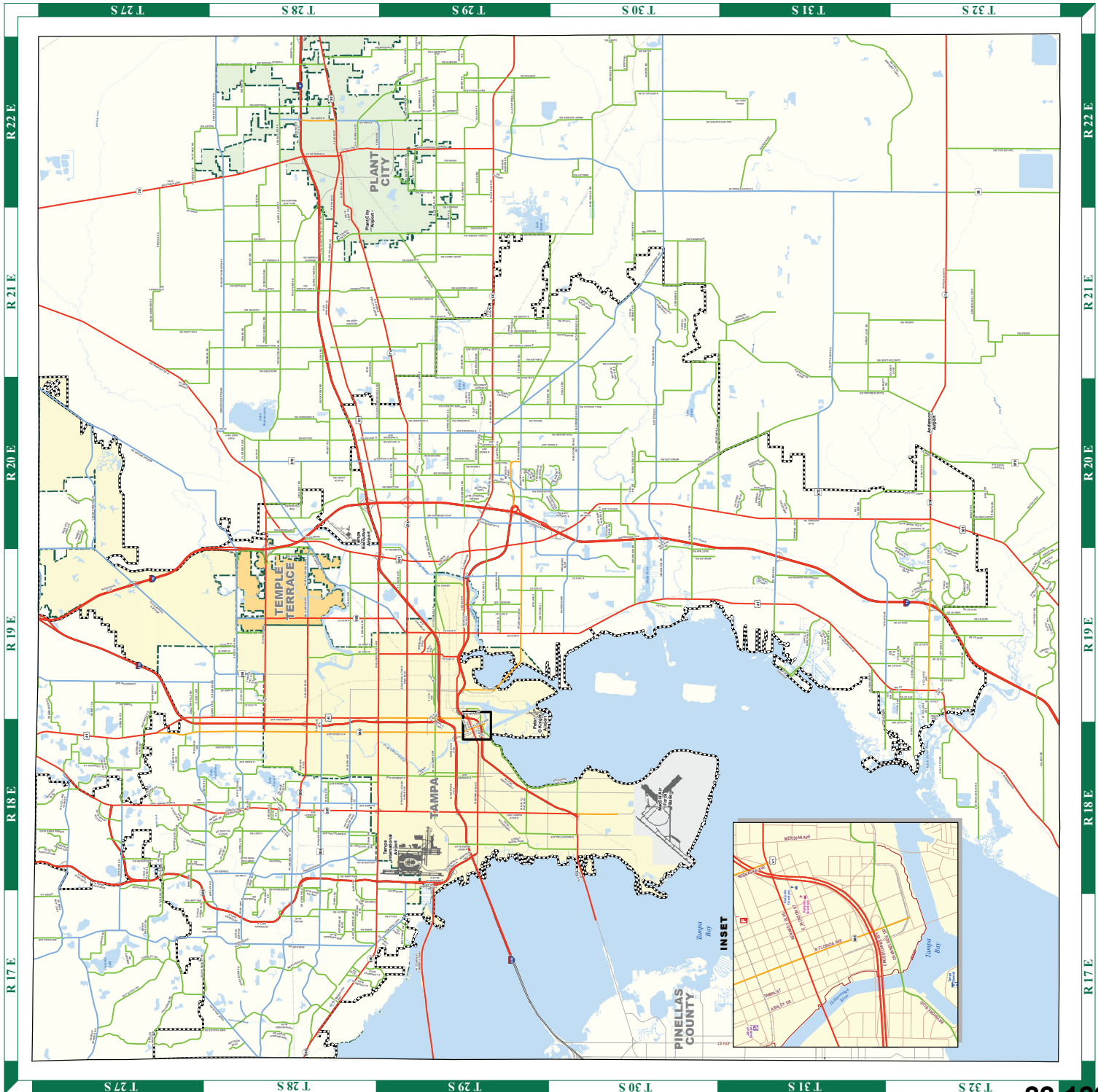
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not either express or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of road property lines within Hillsborough County and is based on the most current available data. The County does not warrant the accuracy of the information shown on this map. Users of the map are hereby notified that the above-stated public information source should be consulted for verification of the information contained on this map.

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

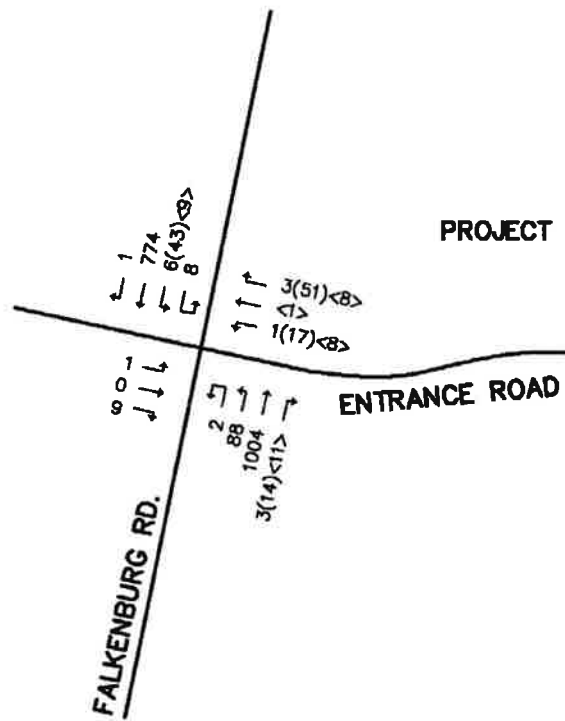


FIGURE 6
AM PEAK HOUR
PEAK SEASON PLUS
PROJECT TRAFFIC



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



06/16/22

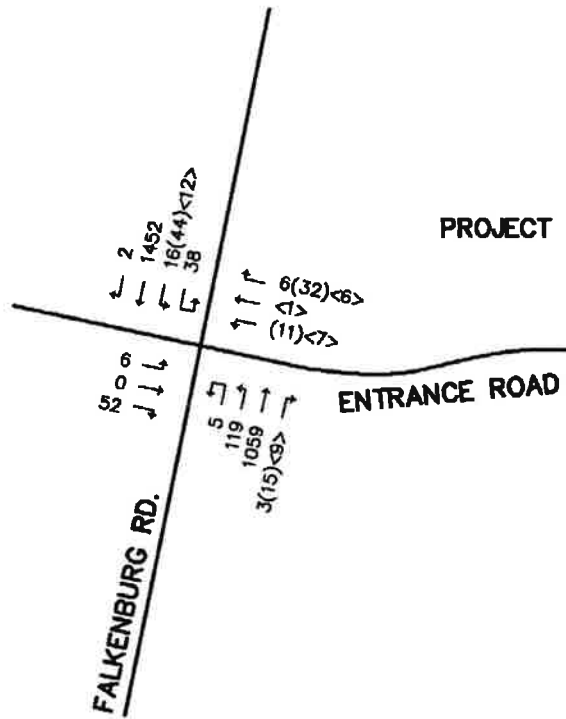


FIGURE 7
PM PEAK HOUR
PEAK SEASON PLUS
PROJECT TRAFFIC



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-



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**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>

- Rezoning**
- 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/QUASH-PUBLIC
 - NATURAL PRESERVATION
 - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
 - CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning map is for informational purposes only. It is not intended to be used for any other purpose without specific approval of the Hillsborough County Planning Commission.

ACCURACY: It is intended that this map be used as a guide only. The map is not intended to be used for any other purpose without specific approval of the Hillsborough County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

