

## AGENCY COMMENT SHEET

TO: Ed Scilex, Planning and Growth Management Dept.

FROM: Reviewer's Signature: Glen Shopmyer, Senior Planner Date: 12/18/2006

Agency: PGM Transportation Division

Petition Number MM 07-0159 BR

- ☐ This agency has no comment
- ☐ This agency has no objections
- ☒ This agency has no objections, subject to listed or attached conditions
- ☐ This agency objects, based on the listed or attached issues

**FINDINGS OF FACT:**

## PROJECT TRIP GENERATION

The applicant is requesting to modify the existing zoning (RZ-01-0718) which currently permits consideration of up to 27,004 square feet of commercial uses and a 101 room extended all-suites hotel. The applicant has requested the ability to develop a 151 room hotel and a 5,300 S.F. high turnover restaurant. The approved development would generate approximately 3,530 trip ends per day, with 119 AM peak hour trips and 320 PM peak hour trips (see Table 1). The proposed development would generate approximately 1,524 trips-ends a day, with 129 AM peak hour trips and 139 PM peak hour trips (see Table 2). If approved, this modification would reduce trip ends to/from the site (see Table 3) on a daily basis and during the PM peak hour. A slight increase would occur during the AM peak hour.

## PROJECT TRIP GENERATION COMPARISONS

As is shown in the following tables this modification would result in a reduction throughout the day and during the PM peak and a slight increase in trip ends to/from the site during the AM peak.

<b>Approved Land Use</b>	<b>ITE LUC</b>	<b>Number of Units</b>	<b>Unit Type</b>	<b>Daily</b>	<b>AM Peak</b>	<b>PM Peak</b>
<b>All-Suites Hotel</b>	<b>311</b>	<b>101</b>	<b>Room</b>	<b>630</b>	<b>48</b>	<b>56</b>
<b>Shopping Center</b>	<b>820</b>	<b>27</b>	<b>K.S.F.</b>	<b>2,900</b>	<b>71</b>	<b>264</b>
<b>Raw ITE Trip Ends</b>				<b>3,530</b>	<b>119</b>	<b>320</b>

TABLE 2 - PROPOSED TRIP GENERATION						
Proposed Land Use	ITE LUC	Number of Units	Unit Type	Daily	AM Peak	PM Peak
Motel	320	151	Room	1,296	91	86
High-Turnover Restaurant	932	5.3	K.S.F.	674	61	58
Raw ITE Trip Ends				1,970	152	144

TABLE 3 - TRIP GENERATION CHANGE			
	Daily	AM Peak	PM Peak
Approved Zoning	3,530	119	320
Proposed Modification	1,970	152	144
Net Change	(-) 1,560	(+) 33	(-) 176

### FINDINGS OF COMPLIANCE:

#### PARTIAL REQUIREMENTS OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE AND THE HILLSBOROUGH COUNTY TRANSPORTATION TECHNICAL MANUAL

- Where applicable, provide adequate driveway throat depth to accommodate project traffic. Based on the trip generation analyzed in staff's report, a throat depth of 100 feet would be required.
- Provide an analysis, signed by a Professional Engineer, showing the improvements, if any, needed at the project driveway(s) indicating the length of any left and right turn lanes needed to serve development traffic at the project driveway(s) and at impacted intersections. If required, the developer may be required to construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway(s) and at impacted intersections. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development may be limited to the size as shown in the submitted analysis.
- Unless otherwise approved, the Developer should construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity should also be provided between uses and adjacent parcels.
- The Developer should provide internal access to any existing or future commercial out parcels on the site.
- As a result of this development, improvements may be required at several intersection(s). Therefore, subject to Concurrency review and if warranted, the development may be required to construct the noted

improvements at the developers expense.

#### **APPENDIX A – CONDITIONS OF APPROVAL:**

*In addition to the existing conditions which currently govern the site, if approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.*

**WATER RESOURCE SERVICES  
REZONING REVIEW COMMENT SHEET: POTABLE WATER**

**PETITION NO.:** 07-0159

**REVIEWED BY:** Al Hingerty

**DATE:** 12/27/06

- ☐ This agency would conditionally support the proposal.
- ☐ The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ No public water line of adequate service is presently available.
- ☒ A 12 inch water main exists ☐ (adjacent to the site), ☒ (approximately 800 Ft. from the site \_\_\_\_\_).
- ☐ Water distribution improvements may be needed prior to connection to the County's water system.
- ☐ No CIP water line is planned that may provide service to the proposed development.
- ☐ The nearest CIP water main (\_\_\_\_\_ inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at \_\_\_\_\_). Expected completion date is \_\_\_\_\_.

**COMMENTS:** This site is located within the URBAN SERVICE AREA. County water should be the potable water source for this site. However, this comment sheet does not guarantee service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

# AGENCY COMMENT LETTER

To: Planning & Growth Management Department  
 From: Reviewer's Signature: Sharon M. Blanchette Date: 11/29/2006  
 Agency: Hillsborough County Sheriff's Office  
 Petition No: MM-07-0159- 332 BRANDON TOWN CENTER DR

This agency has no comment.

This agency has no objections.

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

This agency objects, based on the listed or attached issues.

X See below.

This rezoning will generate enough patrol workload to require the addition of 0.13 patrol deputies. The total annual cost of all related law enforcement workload will be \$36,565.02.

## UCRCRIME

STREET SEARCHED [332 BRANDON TOWN CENTER DR ]

GRID [7382] TRACT [133.06] YEAR [2005]

MURDR	F/SEX	ROBRY	ASSLT	BURGL	LARCY	S/VEH	TOTAL	DRUG	POPULA	SQ MI
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====

HOW MANY	1	2	12	36	55	740	64	913	27	4590 3.24
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RATING	N/A	AVG	HIGH	ABOVE	ABOVE	HIGH	HIGH	HIGH	AVG
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## BOUNDARIES

NORTH [STATE ROAD 60 ]

WEST [US HIGHWAY 301 ] EAST [PROVIDENCE RD ]

SOUTH [CAUSEWAY BL ]

..... END REPORT .....

**AGENCY COMMENT SHEET**

**TO:           Zoning/Code Administration, Planning and Growth Management  
Department**

**FROM:       Reviewer: John Schrecengost       Date: 12/28/06**

**Agency: Natural Resources       Petition #: 06-0159**

☐   **This agency has no comment**

☐   **This agency has no objections**

☒   **This agency has no objections, subject to listed or attached  
conditions**

☐   **This agency objects, based on the listed or attached issues.**

1.   **An evaluation of the property identified a number of significantly mature trees. The stature of these trees would warrant every effort to minimize their removal. The applicant is encouraged prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process to consult with staff of the Natural Resource Unit for design input addressing these trees.**

Richard Cabrera - Stormwater Review Team Leader - RZ 07-0159

This agency has no objections, subject to listed conditions.

Construction of this site must meet the criteria of the Stormwater Management Technical Manual in effect at the time of Construction Plan submittal.

This site is located within a sub-basin of the DELANEY CREEK watershed that is defined as having a peak sensitive basin flow capacity with discharge limited to the 2.33 year, 24 hour peak rate, if there is a positive outfall.

If there are stormwater drainage complaints more stringent discharge rates may be imposed. This area does not currently appear on the Department of Public Works list of "red-lined areas"

All areas which convey or store stormwater will have an associated 100-year floodplain due to stormwater runoff and flows, including those conveyance and storage facilities in storm surge areas. The Engineer-of-Record shall be responsible for determining the on-site 100-year flood elevations if not defined by a FEMA study. No development (structures or fill) shall be allowed in any 100-year frequency non-tidal floodplain unless provisions are made to compensate for the reduction in storage volume due to the proposed development.

The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations, provide that modifications to the existing system(s) are necessary.

Treatment and attenuation shall be considered in the design of any required off-site roadway improvements.

Hillsborough County construction projects are not currently planned near this project.

The technical manuals are designed to limit impacts due to new development to adjacent properties but contain criteria that may be exceeded by conditions beyond Hillsborough County control.

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 12-29-06**

**REVIEWER: Kathleen P. Stone, Parks, Recreation and Conservation Department**

**APPLICANT: Brickmyer, Smolker & Bolves**

**PETITION NO: RZ 07-0159**

**LOCATION: \_\_\_\_\_**

**FOLIO NO: 68100.0000**

**SEC: 20 TWN: 29 RNG: 29**

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**COMMENTS: \_\_\_\_\_**