

CONDITIONAL USE
PETITION NO. 21-52CU

Agent: Jackson R. Boone

Owner: Hotel 75 Investments, LLC

GENERAL INFORMATION

Petition Numbers: 21-52CU

Address: 3480 E. Laurel Rd.

Request: Additional height above 35' for a hotel – maximum proposed building height of 39.76'

Owner/Applicant: Hotel 75 Investments, LLC

Agent: Jackson R. Boone, Esq., Boone Law Firm

Parcel ID: 0387010001

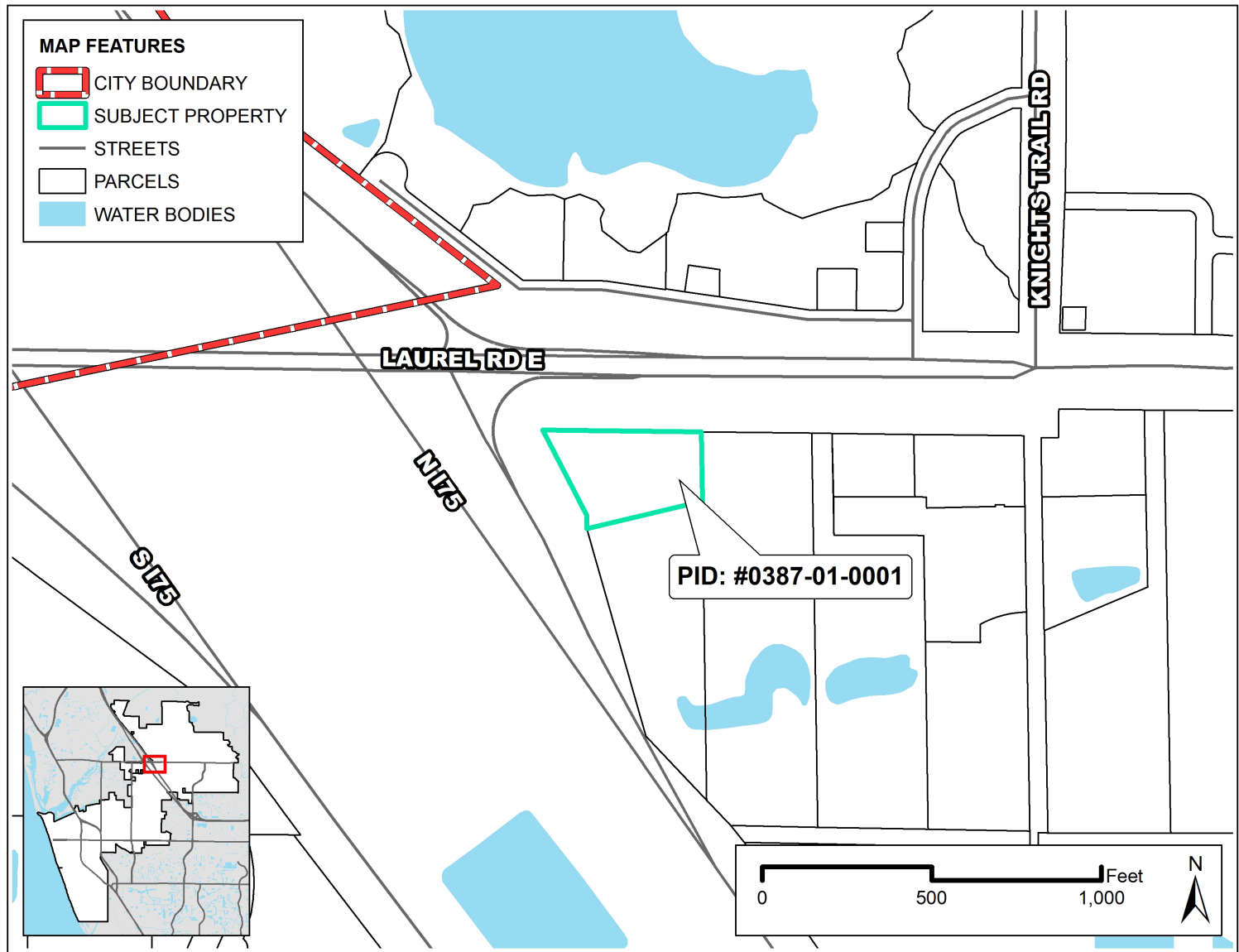
Property Size: 2.26 ± acres

Future Land Use: Mixed Use Corridor

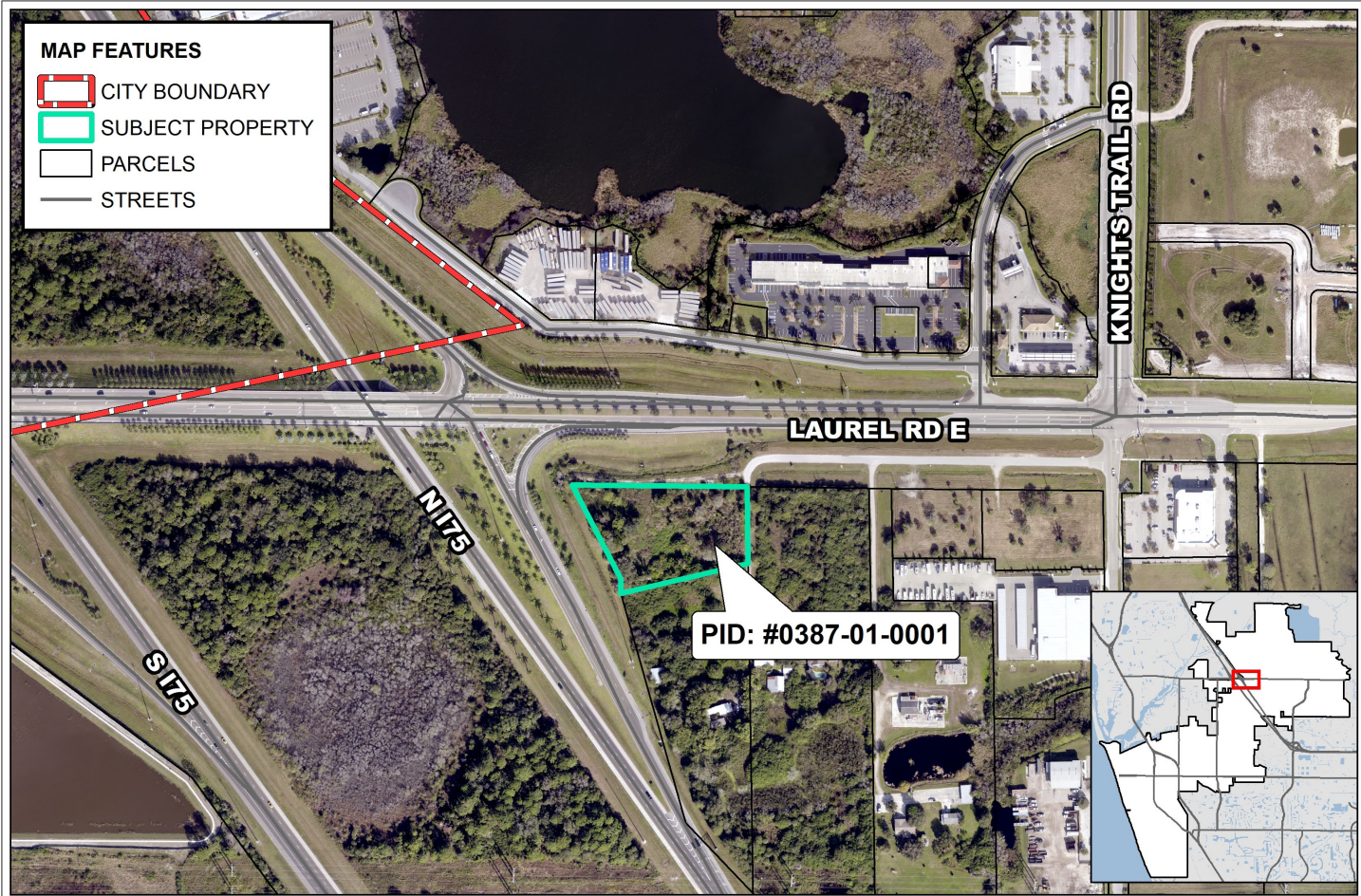
Zoning: Commercial, General





**Comprehensive Plan
Neighborhood:** Laurel Road Neighborhood

Application Date: October 21, 2021



Location Map



- MAP FEATURES**
-  CITY BOUNDARY
 -  SUBJECT PROPERTY
 -  PARCELS
 -  STREETS

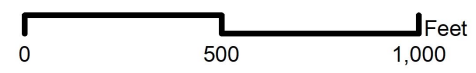
PID: #0387-01-0001

Aerial Map



I75 HOTEL

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DEPARTMENT

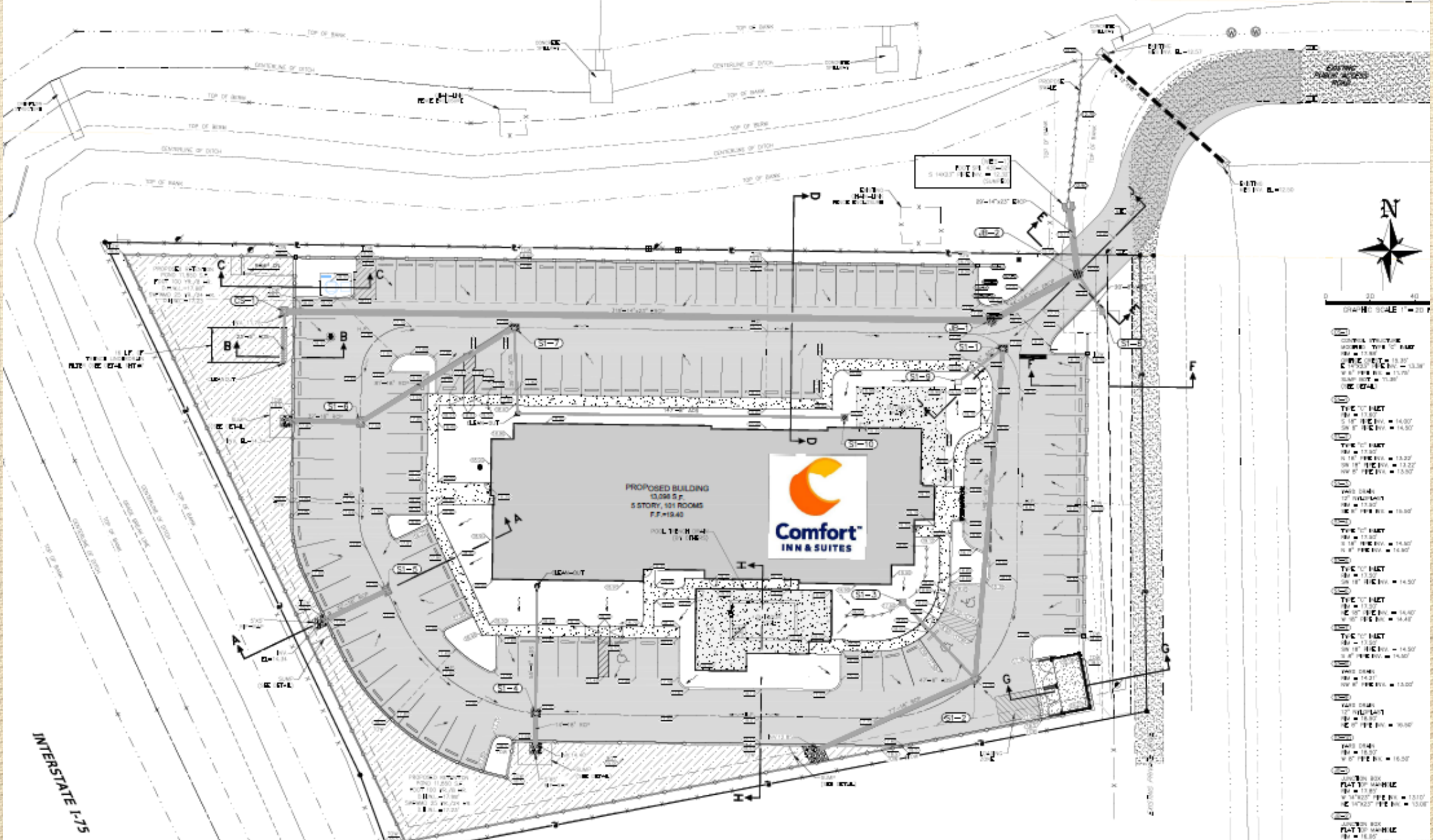


Project Description: Conditional Use

- Request for an additional 4.76' of building height above the maximum allowed in the Commercial, General (CG) zoning district
- Sec. 86-92(k) allows up to 50' in additional height in CG to be approved by City Council after a recommendation from Planning Commission

Project Background

- This site was previously approved for a similar 106-room hotel through Petition No. 08-2SP (expired)
- Also included approvals of:
 - special exception request to reduce parking space width from 10' to 9' (06-7SE)
 - conditional use request for a building height of 58.5' (06-2CU)
- Building height at this time was measured from grade to the midline of the roof, but the previously approved hotel was also planned to be five stories



GRAPHIC SCALE 1" = 20'

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INTERSTATE I-75



PROPOSED BUILDING
13,298 S.F.
5 STORY, 101 ROOMS
F.F. 19.40

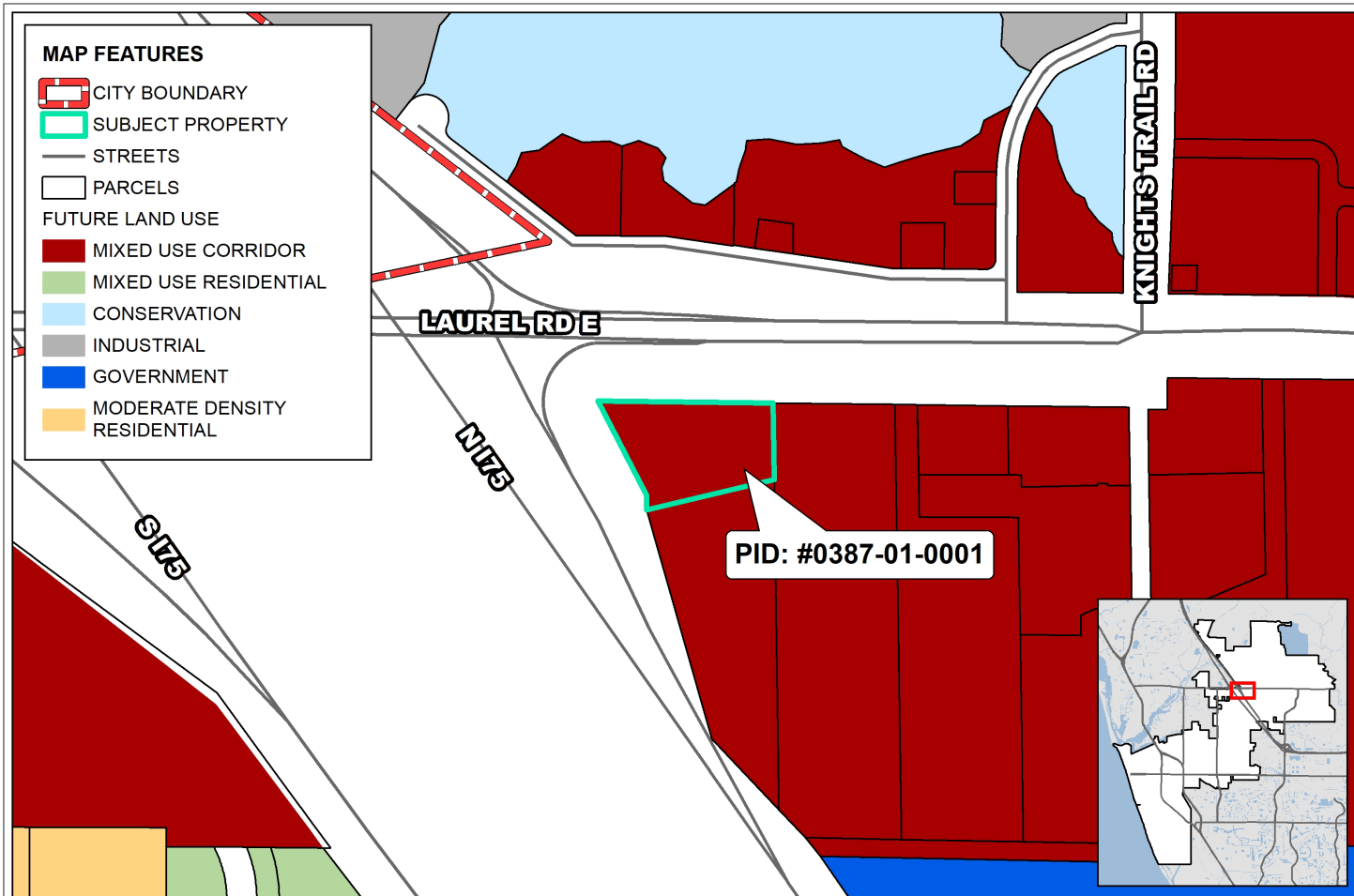
PLAN E

Existing Conditions

Site Photos, Zoning & Future Land Use,
Surrounding Uses



Site Photos

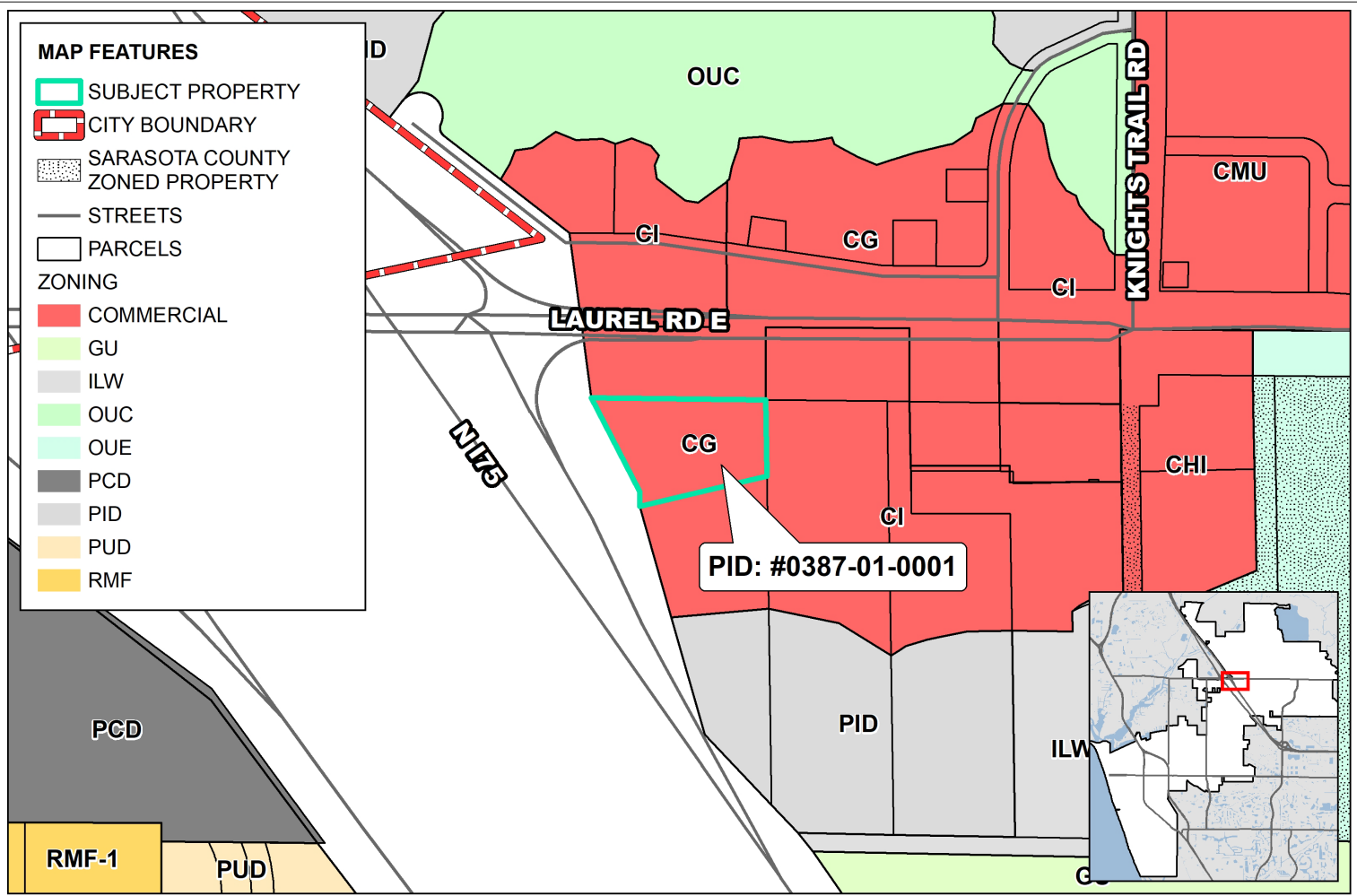


Future Land Use Map

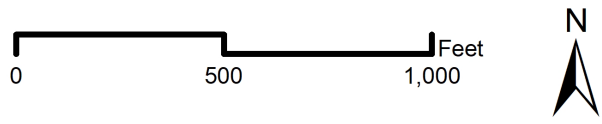


I75 HOTEL

FUTURE LAND USE MAP
PLANNING AND ZONING DEPARTMENT



Zoning Map



Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	PGT Industries	Commercial, Intensive (CI)	Mixed Use Corridor (MUC)
West	Interstate 75	N/A	N/A
South	Residential	CI	MUC
East	Residential	CI	MUC

Planning Analysis

Comprehensive Plan, Land Development Code,
Concurrency/Mobility

Comprehensive Plan Consistency

- A review of the Comprehensive Plan does not produce any strategies or intents that would relate to this proposal for 4.76' of additional building height, either in the Land Use Element or in the Laurel Road Neighborhood element

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

- Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, strategies found in the Laurel Road Neighborhood, and other plan elements. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

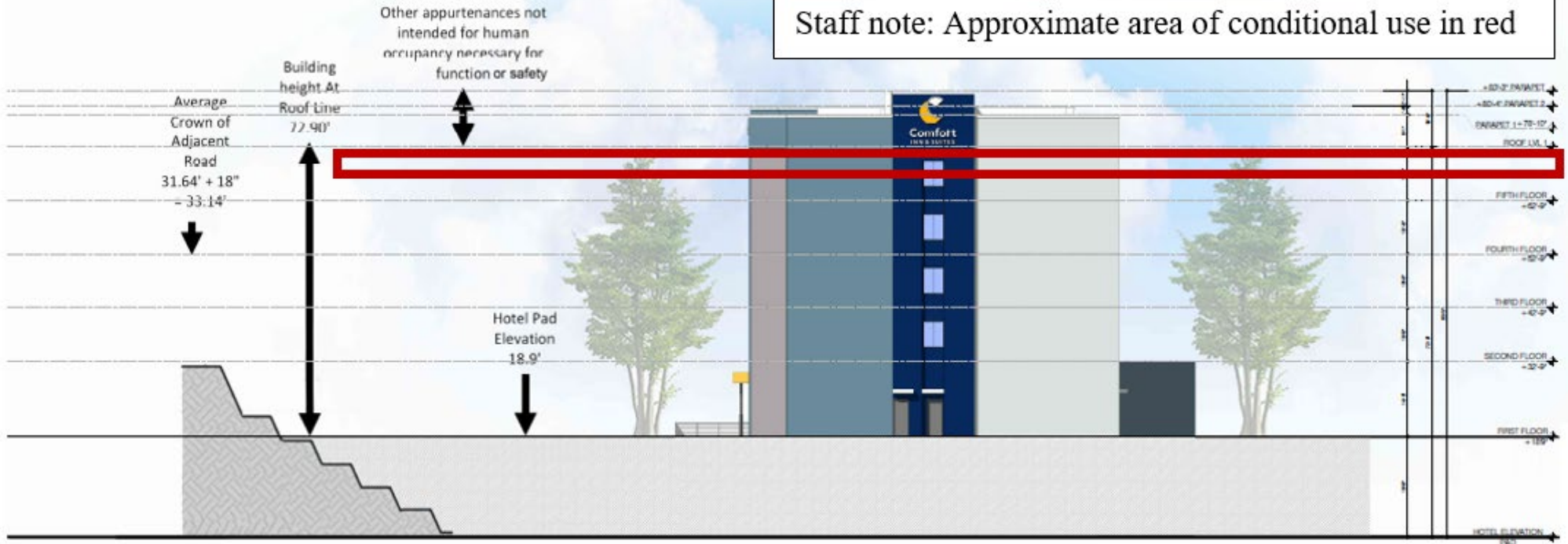
Land Development Code Compliance

- Applicant has provided a height exhibit demonstrating method of measurement
- Using definition in Sec. 86-570, the measurement begins at 18” above the average crown of the adjacent road:

Building, height of means the vertical distance measured from the greater of the following; FEMA first habitable floor requirement, 18 inches above the Florida Department of Environmental Protection requirement for the first habitable floor structural support, 18 inches above the elevation of the average crown of the adjacent roads, or the average natural grade unaltered by human intervention; to the peak of the roof or the highest point of any non-exempt appurtenance attached to the roof.

- Applicant has also provided responses to conditional use criteria in Sec. 86-42

Staff note: Approximate area of conditional use in red



Avg Road Crown	31.64 ft	Pad Elevation	18.90 ft
add 18"	1.50 ft	Roof Line	54.00 ft
Starting	33.14 ft	Net Building Height	72.90 ft
Zoning Limit	35.00 ft	Net Allowable Height	68.14 ft
Net Allowable Height	<u>68.14 ft</u>	Conditional Use	<u>4.76 ft</u>

Conclusions/Findings of Fact (Compliance with the Land Development Code):

- The proposed conditional use is compliant, and no inconsistencies have been identified with the LDC.

Concurrency/Mobility

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	172 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	172 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	Non-residential	Compliance confirmed by Public Works
Parks & Rec	Public Works	Non-residential	N/A
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	Non-residential	N/A
Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	74 PM Peak Hour Trips	Compliance confirmed by City's transportation consultant

Conclusions/Findings of Fact

Concurrency:

- No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

Mobility:

- The applicant has provided traffic analysis that has been reviewed by the City's transportation consultant through the site and development plan. No additional issues have been identified.

Planning Commission Report and Recommendation

- Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation on Conditional Use Petition No. 21-52CU.