EXHIBIT A

STAFF REPORT

CAMINO REAL (REVISED SITE PLAN)

Summary

This is an application for Revised Site Plan approval for an approximate 2.5 acre site, generally located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), more specifically in the eastern portion of the corner site on the vacant land along I-75, as shown on the location map. The applicant is proposing to construct a seven (7) story, 174 room hotel. Contextually, the site is part of the Indian Trace Shopping Center which includes retail, restaurants, a movie theater, and an office building.

The property is currently zoned B-2 (Community Business District) and designated Commercial land use on the City's Future Land Use Map. It is also located within the 84 South Development of Regional Impact (DRI).

General Information

The subject property is bounded by commercial buildings to the west within the Indian Trace Shopping center, a day care center to the north, SW 14 Street (Indian Trace) on the south, and Interstate 75 (I-75) to the east.

At its December 4, 2025 meeting, the Planning & Zoning Board reviewed and recommended (6-0) concurrent applications for approval to the City Commission for a Revised Master Plan and an application for rezoning from B-2 (Community Business District) to PDD (Planned Development District). This proposed hotel is Phase 1 of the Master Plan application, with a future Phase 2 including redevelopment of portions of the existing shopping center into a mixed-use development that includes residential use.

A concurrent application has been reviewed and recommended (6-0) for approval to the City Commission by the Planning & Zoning Board at its December 4, 2025 meeting amending the height and certain setbacks within the Development Order for the 84 South DRI. This proposed site plan complies with the proposed DRI amendments.

A concurrent application for a plat note amendment is currently under review. This site plan is consistent with the plat note amendment application, which requires an administrative review process only for approval.

Although the site is currently vacant, an office/showroom was approved by the City Commission on July 21, 1987 via Resolution 87-175 that was never constructed.

Project Description

The applicant proposes to build a seven (7) story, 174-unit hotel on the vacant property located within the existing Indian Trace Shopping Center. The site plan excludes the existing billboard parcel.

The hotel will include a swimming pool, fitness center, meeting room and dog park. The applicant has voluntarily committed to paying for, installing and maintaining two (2) art displays at its sole cost and expense. The cost and expense of the art displays will be documented in the associated development agreement. One art display will be located within the existing shopping center's main entrance along SW 160 Avenue, as depicted in the associated Master Plan application previously reviewed by the Planning & Zoning Board. The second art display will be installed in front of the proposed hotel. In addition, as part of the previously reviewed associated Master Plan application, the applicant will be installing additional buffer landscaping within the State Right-of-Way along Interstate 75.

Access to the site will be through the existing Indian Trace Shopping Center from SW 160 Avenue via two (2) existing vehicular access points. The hotel site will connect to the adjacent shopping center along well-lit pedestrian walkways. The parking required for the hotel is 131 parking spaces with 131 parking spaces provided. A bike rack to accommodate six (6) bicycles is located adjacent to the dog park.

In accordance with the applicant's description, the overall design of the building creates a unified concept, specifically a harmonious architectural significant style using a compatible palette of color, materials, and interesting details. The building incorporates an emphasis on human scale with architectural features like varied massing, articulated facades, building undulation and a prominent ground level entrance that creates a comfortable, pedestrian-oriented experience. In addition, the use of significant window depth creates shadow patterns and visual interest.

Staff Evaluation

Staff has reviewed the Site Plan and find it consistent with the LDC subject to the following conditions:

1. City Commission approval of the proposed Rezoning application (RZ-000203-2025).
2. City Commission approval of the proposed Master Plan application (MP-000303-2025).
3. City Commission approval of the proposed 84 South Development of Regional Impact Development Order amendment (DRI-000507-2025).
4. Prior to final Site Plan approval through the Community Development Department , City Commission approval and recordation of the Development Agreement (DEVAG-000229-2025).
5. City Staff approval of the proposed Plat Note Amendment (PLAT-AMEND-000228-2025).

6. Prior to final Site Plan approval through the Community Development Department, applicant shall correct appropriate sheets in the Site Plan set and address the outstanding comments of the Development Review Committee.
7. Prior to issuance of a building permit, applicant must submit a bond for the cost of the eight (8) mitigation trees proposed within the FDOT Right-of-Way. Such trees must be planted prior to the issuance of a certificate of occupancy. If FDOT does not install such trees by the time of the certificate of occupancy, applicant may request payment into the tree fund if approved by City staff.
8. Prior to issuance of a certificate of occupancy for the hotel, installation of traffic signage along SW 14 Street as identified in the Development Agreement.
9. Prior to issuance of a certificate of occupancy for the hotel, completion of entrance area improvements as identified in the Development Agreement.
10. Prior to issuance of a certificate of occupancy for the hotel, installation of two (2) art displays as identified in the Development Agreement.
11. Prior to issuance of a certificate of occupancy for the hotel, installation of pedestrian paths to provide connectivity from the hotel to both shopping center buildings.
12. Prior to issuance of a certificate of occupancy for the hotel, installation of one (1) additional shade tree along SW 160 Avenue, south of the primary entry drive, and enhancement of the existing feature landscaping, as approved by Urban Forester.
13. Prior to issuance of a certificate of occupancy for the hotel, installation of additional bicycle racks within the existing developed shopping center area of the PDD (Parcels 2,3,4, & 5).
14. Should any cross-access easements be required, the applicant shall record such easements prior to the issuance of a building permit.

Staff Recommendation

Staff recommends approval of this application subject to the conditions listed above.

Planning and Zoning Board Recommendation, January 7, 2026

At its meeting on January 7, 2026, the Board approved Staff's recommendation subject to the conditions listed above.

Final Staff Recommendation to the City Commission, January 27, 2026

Staff recommends the approval of this application subject to the conditions listed above.

Planner: Sylvia Miller/Jim Koeth
File No.: SP-000105-2025 (87:50028)

Location Map

