

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z-29-12-18

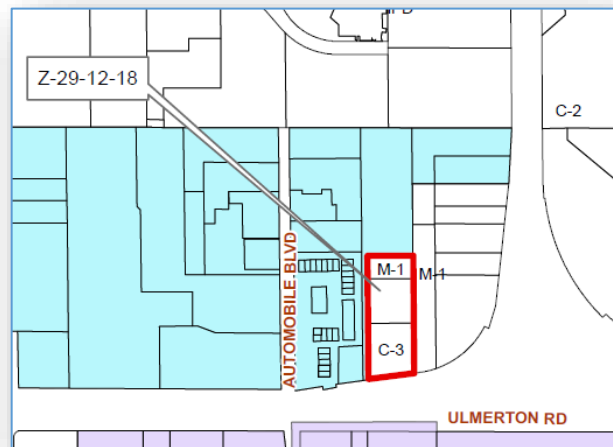
LPA Public Hearing: December 13, 2018

Applicant: J&J Cranes, Inc. and James G. Lacina

Representative: Shaun Amarnani

Subject Property: Approximately 2.54 acres located on the north side of Ulmerton Road approximately 360 feet east of Automobile Blvd

PARCEL ID(S): 03/30/16/70844/300/0804, 03/30/16/70884/300/0904, and 03/30/16/70884/300/0901



REQUEST:

Zoning Atlas amendment from M-1, Light Manufacturing & Industry and C-3, Commercial, Wholesale, Warehousing & Industrial Support to M-1-C-T, Light Manufacturing & Industry – Transient Accommodation Overlay with a Development Agreement limiting the uses to a 5-story hotel and separate 1-story restaurant with development density and intensity as allowed by the property's land use and zoning designations, along with additional requirements as mandated by the Transient Accommodation Overlay, and a Special Exception to allow a restaurant with 75 seats or fewer in an M-1-C-T zone on approximately 2.54 acres located near the northwest corner of Ulmerton Road and Roosevelt Boulevard.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendment to the Pinellas County Zoning Atlas and the Development Agreement are consistent with the Pinellas County Comprehensive Plan, and recommends approval of the request. (The vote was 7-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed zoning amendment and the Development Agreement with the Special Exception **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed zoning amendment and Development Agreement with the Special Exception to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on November 13, 2018. The PRC Staff summary discussion and analysis follows:

The subject property consists of three parcels covering approximately 2.54 acres located to the southwest of the St. Pete-Clearwater International Airport on the north side of Ulmerton Road between Roosevelt and Automobile Boulevards in unincorporated Largo. Warehouse facilities are on the northern parcel of the subject property while the other two parcels are vacant. The southern parcel is zoned C-3, Commercial, Wholesale, Warehousing & Industrial Support and the northern two parcels are M-1, Light Manufacturing & Industry. The entire property is designated Employment (E) on the Future Land Use Map (FLUM). Both the M-1 and C-3 zoning districts are compatible with the Employment FLUM category.

The applicant wishes to construct a 5-story hotel with up to 117 rooms on the north side of the property and a separate stand-alone drive-thru restaurant that will be limited to 75 seats on the south side. To accomplish this the applicant is proposing a zoning change for the entire property to M-1-C-T, Light Manufacturing & Industry with a Transient Accommodation Overlay. The Employment land use is not proposed to change. The C-T Overlay allows for transient accommodations with higher maximum densities and intensities than normally allowed, with up to 75 units per acre and a floor area ratio (FAR) of up to 1.5 for properties within the Employment land use category. In order to achieve these higher than normal maximums a Development Agreement is required to ensure the use is appropriate for the location and that impacts are mitigated. The Development Agreement must include design considerations that help ensure compatibility with its location and surroundings, a transportation analysis, and provisions that mandate compliance with all local hurricane evacuation plans and prevent the conversion of the accommodation units into residential dwellings. All required conditions and restrictions must be recorded in a perpetual deed restriction that may be amended or terminated only with the consent of the County. Also included with the Development Agreement is a Special Exception request to allow the proposed separate standalone drive-thru restaurant. This is required in the M-1 zoning district which restricts the restaurant to a maximum capacity of 75 seats and requires assurance that the restaurant will serve the surrounding industrial zoned area.

Staff is of the opinion that the submitted Development Agreement meets the requirements of the C-T Overlay. The traffic analysis indicates acceptable impacts to area roadways. Both the proposed hotel and the restaurant are depicted in the concept plan attached to the Development Agreement (see Exhibit B). Building photos that show a hotel similar to that proposed are also included (see Exhibit C). These help provide assurance as to compatibility and fit with the surrounding landscape and uses. Provisions are also in place that require compliance with local hurricane evacuation procedures and prohibit the conversion of the hotel to a residential use.

Surrounding Uses

The Ulmerton Road and Roosevelt Boulevard corridors in the general area are primarily a mix of commercial and industrial uses. The St. Pete-Clearwater International Airport is a dominant use and aviation-related uses are prevalent. The area is a mixture of jurisdictions, including the unincorporated County and the Cities of Largo, Pinellas Park and St. Petersburg. Directly abutting the subject property are light industrial and storage uses to the north and east, and

office uses to the west within the City of Largo and south across Ulmerton Road in the City of Pinellas Park. The underlying M-1 zoning district as proposed for the subject property would be in keeping with the surrounding districts and the Employment land use is not changing.

Transportation Impacts

According to the submitted transportation analysis, the proposal would generate 2,626 daily vehicle trips with 196 trips occurring in the AM peak hour and 184 trips during the PM peak hour. The report indicates that the adjacent segment of Ulmerton Road would continue to operate at level of service (LOS) C during the AM and PM peak hours.

Conclusion

The proposed zoning change and Development Agreement including the Special Exception are appropriate for the subject area. The Development Agreement provides assurances that potential impacts are mitigated and area compatibility is addressed. Considering the increasing usership of the nearby airport, the proposed hotel will provide a lodging amenity in close proximity and the proposed restaurant will provide a food resource for workers in the nearby employment areas. The M-1 zoning is the same or similar to other zoning districts in the area and the Employment land use is not changing. All of the requirements of the C-T Overlay have been addressed and appear to be met. For these reasons, staff recommends approval of the request.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Employment	M-1 & C-3	warehouse, vacant
Adjacent Properties:			
North	Largo	Largo	light industrial
East	Employment	M-1	light industrial
South	Pinellas Park	Pinellas Park	offices
West	Largo	Largo	office complex

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: January 22, 2019

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared.

ATTACHMENTS: (Maps)