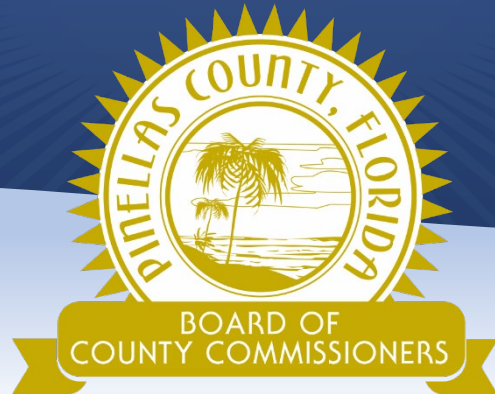


Board of County Commissioners

Case # ZON-23-04

August 15, 2023



Our Vision:
To Be the Standard for
Public Service in America.

Request



Subject Property: 3.52 acres near NE corner of Roosevelt Blvd. and Ulmerton Rd.

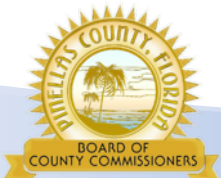
- Owned by Pinellas County and leased to Brookline PIE Ulmerton, LLC

Future Land Use Map (no change): Commercial General & Employment

Zoning Atlas Amendment

1. From: E-2 (Employment-2) and C-2 (General Retail & Services)
To: C-2-C-T (C-2 – Transient Accommodation Overlay) (2.78 acres) AND
2. From: E-2 To: C-2 (0.74 acre)

Existing Use: Vacant Proposed Use: Hotel



Location



Zoning Atlas



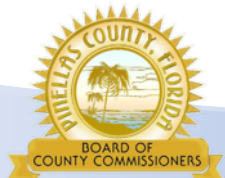
Site Photos



Development Agreement

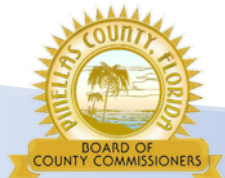
Required by the C-T Overlay in exchange for hotel density/intensity bonuses

- **Allows up to a 132-room six-story hotel and its accessory uses**
 - Approximately 48 units per acre where 40 is the normal maximum
- **Requires compliance with local hurricane evacuation plans**
- **Requires a transportation analysis**
- **Cannot convert hotel units into permanent residences**
- **Design considerations for compatibility with surrounding uses**

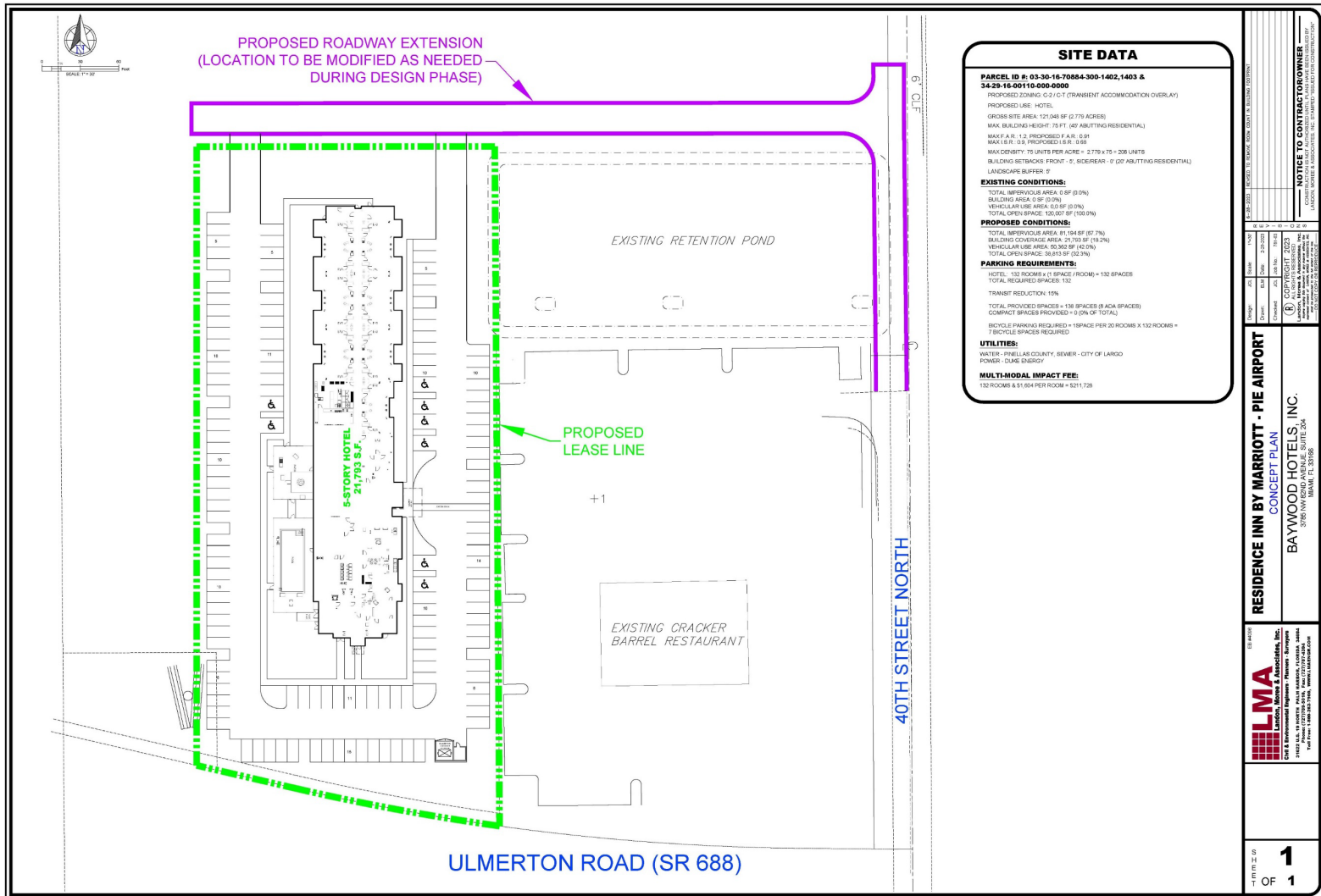


Additional Information

- **The Development Agreement applies to the 2.78-acre 'hotel parcel' only**
- **The other amendment areas (0.74 acre) are 'cleanup' to bring the entire subject property under the same underlying zoning district**
- **Submitted traffic analysis indicates acceptable impacts**
- **Area is a mix of commercial and employment uses that is dominated by the nearby International Airport**



Concept Plan



SITE DATA

PARCEL ID #: 03-30-16-70884-300-1402, 1403 & 34-29-16-00110-000-0000

PROPOSED ZONING: C-2/C-T (TRANSIENT ACCOMMODATION OVERLAY)

PROPOSED USE: HOTEL

GROSS SITE AREA: 121,046 SF (2.779 ACRES)

MAX BUILDING HEIGHT: 20 FT (ADJ ABUTTING RESIDENTIAL)

MAX F.A.R.: 1.2 (PROPOSED F.A.R.: 0.91)

MAX I.R.: 0.5 (PROPOSED I.R.: 0.58)

MAX DENSITY: 75 UNITS PER ACRE = 278 x 75 = 208 UNITS

BUILDING SETBACKS: FRONT - 0'; SIDEREAR - 0' (ADJ ABUTTING RESIDENTIAL)

LANDSCAPE BUFFER: 0'

EXISTING CONDITIONS:

TOTAL IMPERVIOUS AREA: 0 SF (0.0%)

BUILDING AREA: 0 SF (0.0%)

VEHICULAR USE AREA: 0.0 SF (0.0%)

TOTAL OPEN SPACE: 120,607 SF (100.0%)

PROPOSED CONDITIONS:

TOTAL IMPERVIOUS AREA: 81,184 SF (67.1%)

BUILDING COVERAGE AREA: 21,793 SF (18.2%)

VEHICULAR USE AREA: 19,300 SF (16.0%)

TOTAL OPEN SPACE: 38,413 SF (32.3%)

PARKING REQUIREMENTS:

HOTEL: 132 ROOMS x 1.0 SPACES/ROOM = 132 SPACES

TOTAL REQUIRED SPACES: 132

TRANSIT REDUCTION: 15%

TOTAL PROVIDED SPACES = 130 SPACES (9 ADA SPACES)

COMPACT SPACES PROVIDED: 0 (0% OF TOTAL)

BICYCLE PARKING REQUIRED = 1 SPACE PER 20 ROOMS X 132 ROOMS = 7 BICYCLE SPACES REQUIRED

UTILITIES:

WATER - INDIAN LAKES COUNTY; SEWER - CITY OF LARGO

POWER - DUNE ENERGY

MULTI-MODAL IMPACT FEE:

132 ROOMS & 51,654 PER ROOM = \$211,728

RESIDENCE INN BY MARRIOTT - PIE AIRPORT

CONCEPT PLAN

BAYWOOD HOTELS, INC.

3785 INW 6250 AVENUE, SUITE 204
LARGO, FL 34607

LMA
Landon, Morse & Associates, Inc.
1000 N.W. 10th Street, Suite 1000, Ft. Lauderdale, FL 33304
Phone: (954) 333-1916, Fax: (954) 333-1917
www.lmaonline.com

NOTICE TO CONTRACT OWNER
THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION.
CONTRACT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

DATE: 03/20/2024
DESIGNER: LMA
DRAWN BY: J. BROWN
CHECKED BY: R. BROWN
SCALE: AS SHOWN

1 OF 1



Example Photo



Residence Inn by Marriott Exterior Example

Recommendation

Proposed Zoning Amendment & Development Agreement

- **Would provide a lodging amenity close to the PIE Airport**
- **Development Agreement gives assurances that potential impacts are mitigated, and area compatibility is addressed**
- **Traffic impacts are within acceptable parameters**
- **Consistent with the Comprehensive Plan**

Development Review Committee Recommends Approval

Local Planning Agency – Recommended Approval (7-0 vote)

