



Doing Things!

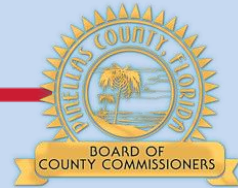
Case # Z-29-12-18

Board of County Commissioners

January 22, 2019

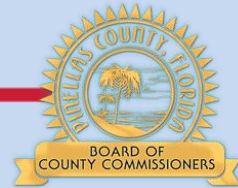


Request



- Subject Area
 - Approximately 2.54 acres
 - North side of Ulmerton Road between Roosevelt & Automobile Boulevards
- Future Land Use Map (FLUM)
 - Employment – no change proposed
- Zoning Atlas Amendment
 - From: M-1, Light Manufacturing & Industry & C-3, Commercial, Wholesale, Warehousing & Industrial Support
 - To: M-1-C-T, Light Manufacturing & Industry – Transient Accommodation Overlay
- Existing Use: Warehouse
- Proposed Use: Hotel & drive-thru restaurant

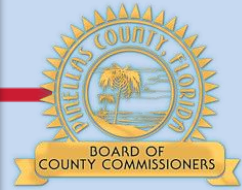
Development Agreement



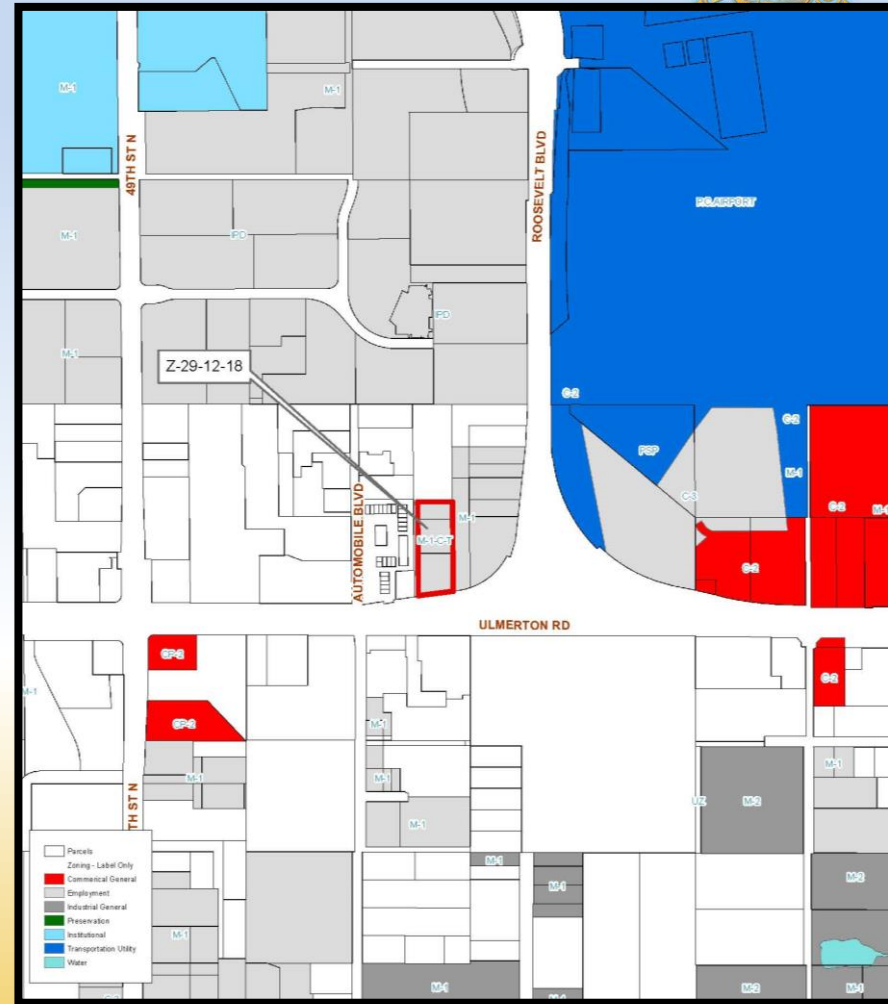
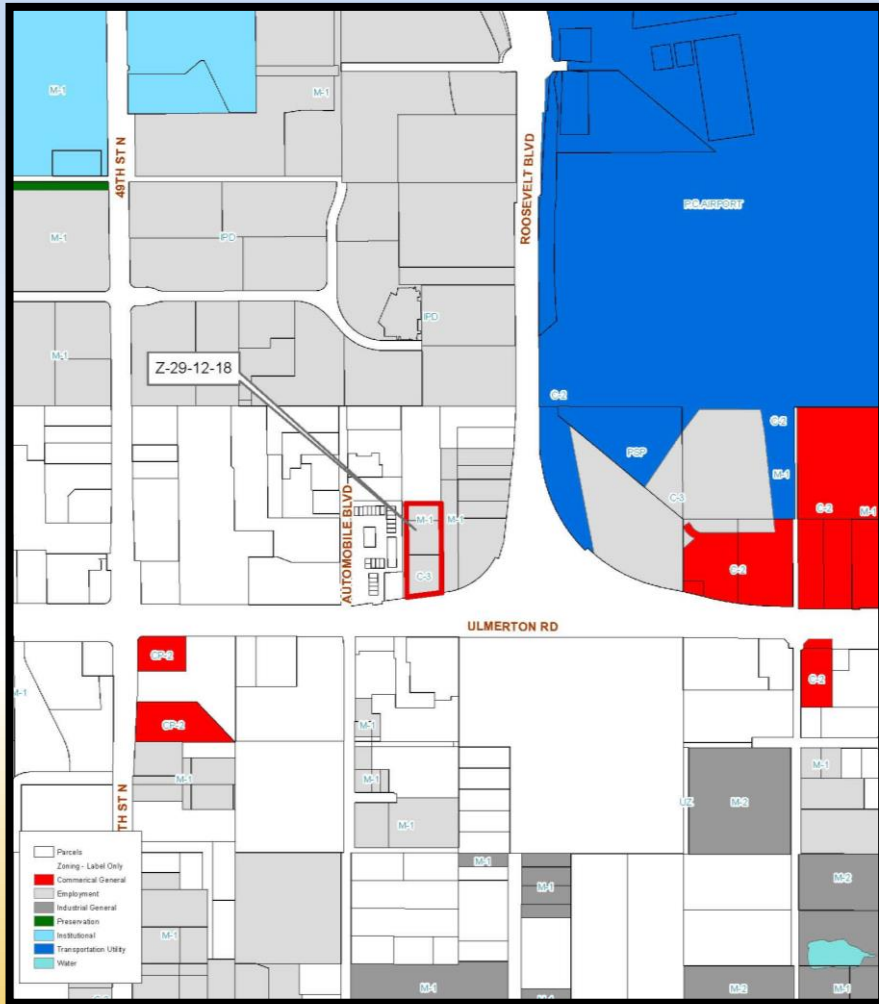
- Required by the C-T Overlay in exchange for density/intensity bonuses (up to 75 units per acre and 1.5 FAR)
 - Limits the uses to:
 - A five-story hotel with up to 117 rooms and
 - Stand-alone drive-thru restaurant with a maximum of 75 seats
 - Requires compliance with all local hurricane evacuation plans
 - Requires a transportation analysis
 - Cannot convert hotel units into permanent residences
 - Design considerations to ensure compatibility with surroundings
 - Also includes a Special Exception to allow the restaurant in an M-1 zone
 - Limited to 75 seats
 - Must serve the surrounding industrial zoned area

Location

Surrounding property owners within 500 feet were notified by mail.

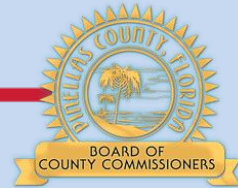


Zoning/FLU



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

Site Photos

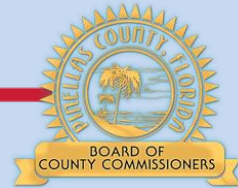


Subject property from Ulmerton Road



Looking east along Ulmerton Road

Site Photos

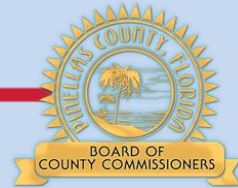


Looking south across Ulmerton Road



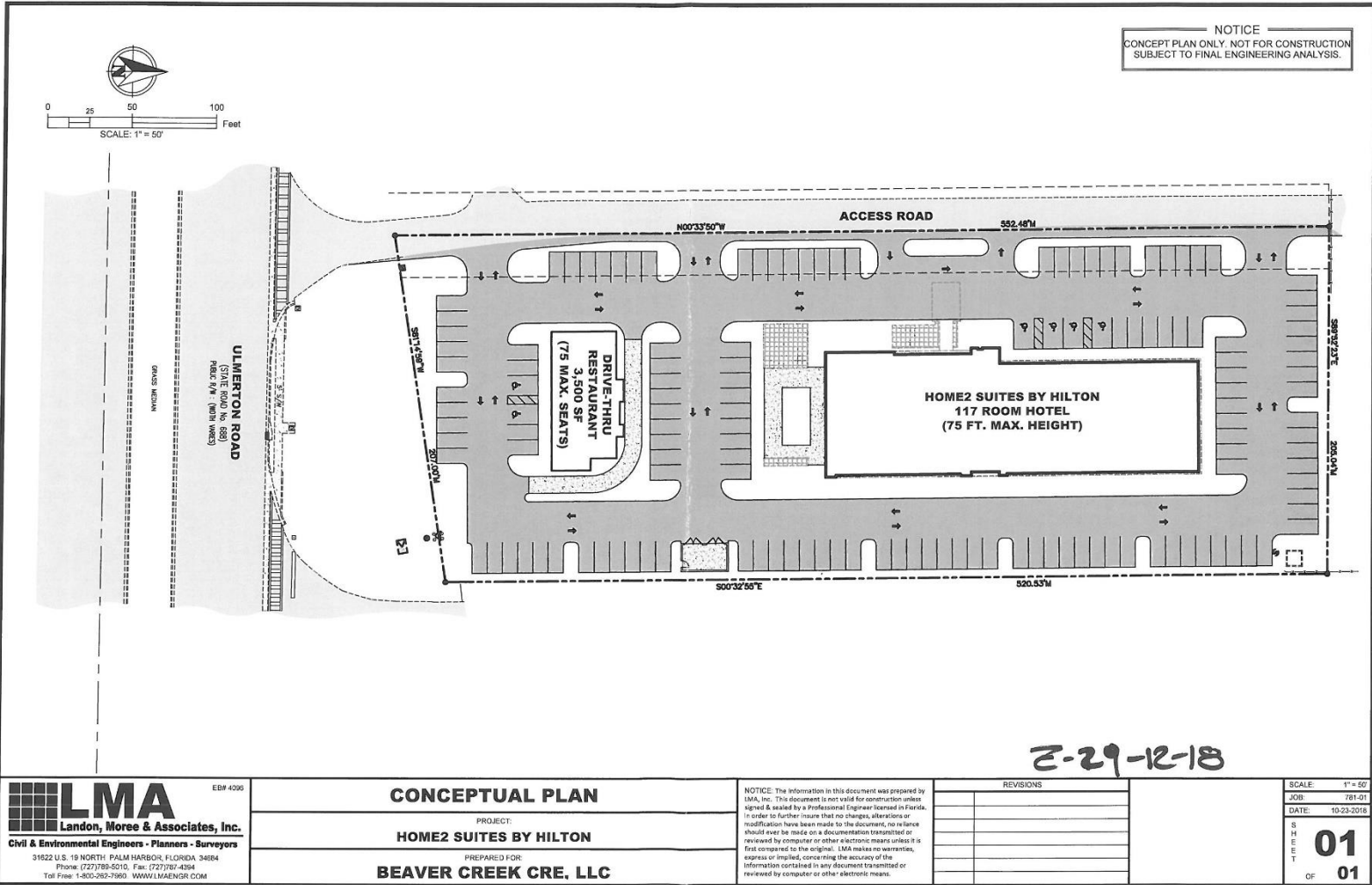
Looking west along Ulmerton Road

Additional Information



- Traffic analysis indicates acceptable impacts
- Development Agreement includes a concept plan and building photos that show a similar hotel
- Area is a mix of commercial and industrial uses that is dominated by the nearby International Airport

Concept Plan



LMA
Landon, Moree & Associates, Inc.
Civil & Environmental Engineers - Planners - Surveyors
31822 U.S. 19 NORTH PALM HARBOR, FLORIDA 34884
Phone: (727) 958-5010, Fax: (727) 987-4394
Toll Free: 1-800-957-7860, WWW.LMAENGINEERS.COM

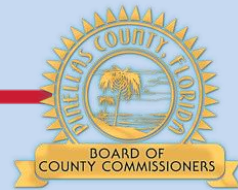
CONCEPTUAL PLAN
PROJECT:
HOME2 SUITES BY HILTON
PREPARED FOR:
BEAVER CREEK CRE. LLC

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REVISIONS

SCALE: 1" = 50'
JOB: 781-01
DATE: 10-23-2018
SHEET
01
OF 01

Building Photos

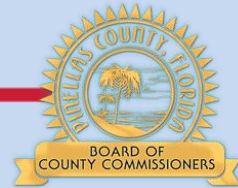


8-21-22-2



8-21-22-2

Staff Recommendation



- Proposal is appropriate
 - Would provide a lodging amenity close to the airport
 - Development Agreement gives assurances that potential impacts are mitigated and area compatibility is addressed
 - Consistent with the Comprehensive Plan
- Staff recommends **Approval** of the request
- Local Planning Agency– recommended **Approval** (7-0 vote)