



Pinellas County

Staff Report

File #: 18-2100A, **Version:** 1

Subject:

Case No. Q Z-29-12-18 (J&J Cranes, Inc. & James G. Lacina)
Request for a zoning change from M-1, Light Manufacturing and Industry and C-3, Commercial, Wholesale, Warehousing and Industrial Support to M-1-C-T, Light Manufacturing and 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 the Ulmerton Road and Roosevelt Boulevard intersection in unincorporated Largo.

Recommended Action:

Approval of Case No. Q Z-29-12-18 - a request for a zoning change from M-1, Light Manufacturing and Industry and C-3, Commercial, Wholesale, Warehousing and Industrial Support to M-1-C-T, Light Manufacturing and 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-CT zone, regarding approximately 2.54 acres near the northwest corner of the Ulmerton Road and Roosevelt Boulevard.

- The applicant is seeking a zoning change on 2.54 acres of land near the St. Pete-Clearwater International Airport.
- The rezoning will allow for the construction of a hotel with a greater unit density and building intensity than normally allowed, subject to site plan review.
- A Development Agreement is required per Code in order to obtain the greater density and intensity.
- The applicant is also seeking a Special Exception to allow for a separate stand-alone fast food restaurant.
- The Local Planning Agency unanimously recommended approval of the request (vote 7-0).

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

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 west of Roosevelt Boulevard. Warehouse facilities are on the north parcel of the subject property while the other two parcels are vacant. The south 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).

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 a zoning change for the entire property to M-1-C-T, Light Manufacturing & Industry with a Transient Accommodation Overlay is proposed. The Employment land use would remain unchanged. The C-T Overlay allows for lodging accommodations with higher maximum densities and intensities than normally allowed, with up to 75 units per acre and a 1.5 floor area ratio (FAR). 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 includes design considerations to help ensure area compatibility, a transportation analysis, a requirement of compliance with all local hurricane evacuation plans, and a provision to prevent the conversion of the accommodation units into residential dwellings. Also included with the overall request and made part of the Development Agreement is a Special Exception 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 in part serve the surrounding industrial zoned area. A concept plan and example building photos are included with the Development Agreement.

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. Directly abutting the subject property are light industrial and storage uses to the north and east, and office uses to the west and south across Ulmerton Road.

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. 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, and the traffic analysis indicates acceptable impacts to area roadways. For these reasons, staff recommends approval of the request.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its December 13, 2018 public hearing (vote 7-0).

Surrounding property owners within 500 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report

Case Maps

Development Agreement

Resolution

Site Plan

Conceptual Plan

Correspondence from Applicant

Legal Ad

Ad Map

Power Point Presentation

Radius Map