

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, ADOPTING AN AMENDED MASTER PLAN CONTROLLING DEVELOPMENT OF A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) WITH UNDERLYING B-1 (GENERAL COMMERCIAL) ZONING ON CERTAIN PARCELS OF LAND GENERALLY LOCATED AT 3110 GRAND AVENUE AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; ADOPTING A REVISED MASTER PLAN AND SUPPORTING DOCUMENTATION FOR THE DEVELOPMENT OF A 441 UNIT MULTI-FAMILY APARTMENT COMMUNITY; IMPOSING CONDITIONS OF DEVELOPMENT; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (PUD 2017-2(R), DORCHESTER HOLDINGS, LLC AND DDGANDY12.98, LLC)

WHEREAS, the City Council reviewed Case No. PUD 2017-2 and adopted Ordinance No. 4028 on JULY 27, 2017 adopting a Mixed Use Planned Unit Development (MUPUD) and a supporting Master Site Plan on a property being 22.09 acres (MOL) in size and generally located at 3110 Grand Avenue.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE: That the attached revised Master Plan is hereby adopted as the Master Plan for the purpose of controlling development on the 19.47 acres MOL parcel of land generally located at 3110 Grand Avenue and more particularly described as follows:

THOSE PARCELS LEGALLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

SECTION TWO: That the following attached Exhibit "B" shall be controlling as to the development of said RPUD, and is adopted as part of this Ordinance as:

EXHIBIT "B" - MASTER PLAN

and, that the following conditions of approval be adopted:

Development controls are established through the development order, consisting of the application, staff report and preliminary and final site plans, along with any accompanying text or graphics that constitute land development regulations applicable to the subject site. The submitted site plan, prepared by Gulf Coast Consulting Inc., last revised on November 13, 2019, and as may be directed by City Council to revise as a result of their review, shall be accepted as the controlling site plan for the development. All regulations not addressed in the site plan and supporting documentation shall default to Code in effect as the time of the "RPUD" Residential Planned Unit Development adoption.

SECTION THREE: That the City Council does hereby certify that this Ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Community Planning Act.

SECTION FOUR: That all Ordinances, or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION FIVE: That this Ordinance shall become effective immediately upon its final passage and adoption.

PUBLISHED THE _____ DAY OF _____, 2020.

FIRST READING _____ DAY OF _____, 2020.

PUBLIC HEARING THE _____ DAY OF _____, 2020.

ADOPTED THIS _____ DAY OF _____, 2020.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2020.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK

Exhibit "A"

Legal Description

LOT 1 NORTH GANDY BOULEVARD SUBDIVISION REPLAT, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 43, OF THE PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

LOT 2, NORTH GANDY BOULEVARD SUBDIVISION REPLAT, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 43, OF THE PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA.

Exhibit "B"

MASTER SITE PLAN

(Prepared by Gulf Coast Consulting Inc., last revised on November
13, 2019)



I. APPLICATION DATA

A. **Case Number:** PUD 2017-2(R)

B. **Location:**

1. **Addresses:** 3110 Grand Avenue

2. **Parcel Numbers:** 26-30-16-60844-000-0020; and 26-30-16-60844-000-0010

C. **Request:** Request to approve a major amendment of a Mixed-Use Planned Unit Development (MUPUD) with underlying zoning of "B-1" General Commercial District to a Residential Planned Unit Development (RPUD) with underlying zoning of "B-1" General Commercial District for the conversion of 256 previously approved hotel rooms to 171 multi-family dwelling units.

D. **Applicant:** Dorchester Holdings, LLC; and DDGandy12.98, LLC.

E. **Agents:** Gulf Coast Consulting, Inc.

F. **Legal Ad Text:** Request to approve a major amendment of a Mixed-Use Planned Unit Development (MUPUD) with underlying zoning of "B-1" General Commercial District to a Residential Planned Unit Development (RPUD) with underlying zoning of "B-1" General Commercial District for the conversion of 256 previously approved hotel rooms to 171 multi-family dwelling units.

G. **Public Hearings:**

Planning and Zoning Commission Hearing Date:	January 2, 2020
Deadline to Send Public Hearing Notices:	December 13, 2019
Advertising Deadline:	December 13, 2019

City Council Hearing Date:	February 13, 2020
Deadline to Send Public Hearing Notices:	N/A
Advertising Deadline:	January 31, 2020

II. BACKGROUND INFORMATION

A. **Site Area:** 19.47 acres (formerly 22.09 prior to dedication of right-of-way for 28th Street)

B. **Property History:**

1. **Land Use Plan or Zoning Amendments:** At its meeting of July 27, 2017, the City Council approved PUD 2017-2, a Mixed-Use Planned Unit Development (MUPUD) with 270 multi-family apartment units and two hotels totaling 256 rooms. This approval also allowed for a height of 72 feet based on the Declarations of Gateway Center.
2. **Previous Permits and Development:** Eight building permits have been issued for the development of the 270-unit multi-family apartments currently under construction (Satori Apartments).
3. **Previous Variances, Waivers:** At its meeting of July 27, 2017, the City Council approved BOA 2017-16, which granted a variance to reduce the off-street parking requirement for the multi-family dwelling units approved as part of PUD 2017-2 from 2.0 spaces per unit to 1.92 spaces per unit based upon a detailed mix of unit/bedroom types. Parking requirements have since been reduced in the Land Development Code.

C. **Existing Use:** Vacant / Multi-Family Dwellings (under construction)

D. **Proposed Use:** Multi-Family Dwellings

E. **Current Zoning District:** "B-1" General Commercial District

1. **Zoning District Purpose / Intent:**

SECTION 18-1520. - "B-1" GENERAL COMMERCIAL DISTRICT

Sec. 18-1520.1. - STATEMENT OF INTENT.

The "B-1" General Commercial District is established to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a general commercial environment with supportive medium density residential. This district is intended for a wide variety of consumer-oriented commercial uses and activities located in proximity to major thoroughfares and to residential concentrations, together with accessory uses and public facilities customary to or required for such an environment.

This district is appropriate for areas designated on the Official Land Use Plan Map as either Residential Medium (RM), Residential/Office/Retail (R/O/R), Residential/Office General (R/OG), Commercial General (CG), Commercial Recreation (CR), Resort Facilities High (RFH) or Community Redevelopment District (CRD).

2. **Staff Analysis:**

The "B-1" District calls for the inclusion of supportive medium density residential uses, which is consistent with this proposed amendment.

F. **Current Land Use:** Commercial General (CG)

1. **Purpose:**

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide communitywide and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.

2. **Key Standards:**

Primary Uses – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Wholesale/Distribution (Class A); Storage/Warehouse (Class A); Temporary Lodging

Secondary Uses – Commercial Recreation; Residential; Residential Equivalent; Institutional; Transportation/Utility; Recreation/Open Space; Research/Development; Light Manufacturing/Assembly (Class A)

Density/Intensity Standards – Residential Use - Shall not exceed 24 dwelling units per acre.

3. **Staff Analysis:**

Residential is among the secondary uses established for the CG Future Land Use Map (FLUM) designation. Therefore, the proposed development of 171 multi-family dwelling units, in addition to the 270 multi-family dwelling units already under construction, is consistent with the CG FLUM designation. The maximum allowable density where affordable (workforce) housing is being provided for is 24 dwelling units per acre. The combined total of 441 multi-family dwelling units on the 19.47 acre subject property results in a density of 22.65 units per acre, which is consistent with the adopted Comprehensive Plan.

G. **Flood Zone:** The majority of the subject properties are located within Flood Zones X and X-Shaded; however a portion of the subject properties are within Flood Zone AE, which is a high-risk flood zone (see Exhibit F).

H. **Evacuation Zone:** The property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

I. Vicinity Characteristics:

<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>	<i>Existing Use</i>
North	R-6, M-1	IL, R/OG	Epic at Gateway / Vacant
South	B-1	CG	Maserati of St. Petersburg
East	M-1	IL	WOW! Cable Provider
West	B-1	IL	Epic at Gateway Apartments

III. **APPLICABLE CRITERIA / CONSIDERATIONS**

A. Comprehensive Plan Policies:

1. **Relevant Policies:**

OBJECTIVE LU.1.12

The City shall continue to encourage innovative land development techniques, including planned unit developments and other mixed use development and redevelopment techniques, in order to achieve the following objectives:

- a. Encourage development that is compatible with the natural environment and the overall vision of the community.*
- b. Provide vibrant and safe walkable areas.*
- c. Concentrate growth in relatively discrete areas that are compatible with the community character.*
- d. Place housing in proximity to employment opportunities, services, and amenities.*
- e. Establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit.*
- f. Establish well-designed urban environments that create vibrant, livable places.*
- g. Provide locations that create a range of housing opportunities and choices, including the provision of affordable housing.*
- h. Provide urban areas that incorporate well-designed open and public spaces.*
- i. Encourage a pattern of land use that is more efficient in the use of energy and reduces the emission of greenhouse gases.*

OBJECTIVE LU.1.13

The Land Development Code shall provide for a variety of residential uses and housing opportunities.

POLICY LU.1.14.4

Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.

2. **Staff Analysis:**

The proposed Residential Planned Unit Development is encouraged and supported by various Objectives and Policies of the adopted Comprehensive Plan. Specifically, the proposed development will concentrate growth in proximity to employment opportunities, services and amenities; and, shall be consistent and compatible with surrounding development. The development proposal has been found to be in compliance with the Goals, Objectives and Policies of the adopted Comprehensive Plan.

B. Land Development Code Standards:

1. **Key Standards:**

Article 15. Zoning

SECTION 18-1520. - "B-1" GENERAL COMMERCIAL DISTRICT

Sec. 18-1520.2. – DENSITY REGULATIONS.

Multi-family dwellings are permitted at a maximum density of fifteen (15.0) units per net acre when assigned a Land Use Plan Map classification of RM (multi-family dwellings only), R/OG, CG or CRD. Multi-family dwellings are permitted at a maximum density of eighteen (18) units per net acre when assigned a Land Use Plan Map classification of R/O/R. As an incentive to develop mixed use developments or affordable housing on parcels assigned a Land Use Plan Map classification of CG or CRD, City Council may, in its sole discretion and if it determines that additional density will help promote mixed use developments or affordable housing on such parcels, approve up to twenty-four (24) dwelling units per net acre subject to the following location criteria and development approval requirements.

1. Approval by City Council of a "PUD" overlay. (see Section 18-1529).
2. The parcel must be located with frontage on an arterial street as defined in the City's Comprehensive Plan.
3. The developer shall coordinate site development with the Pinellas Suncoast Transit Authority (PSTA) for the provision of transit supportive infrastructure such as, but not limited to, transit shelters, bike racks or bus pull off bays. Residential parking requirements may be reduced to one (1) off-street parking space per unit when transit supportive infrastructure is provided to the extent that City Council determines is appropriate given the subject's location relative to locations with high employment opportunity or job/career training facilities.
4. Mixed use development rights for parcels assigned CG future land use shall be determined by applying a F.A.R. of forty-five hundredths (0.45) for nonresidential uses and a lot size of one thousand eight hundred fifteen (1,815) square feet of land area per dwelling unit, exclusive of the land area assigned to the nonresidential development. Parcels assigned the CRD future land use are not subject to the above land area apportionment formula when being developed with mixed uses consistently with the Community Redevelopment Plan.
5. Developers that choose the higher density option shall provide affordable housing equal to fifty (50) percent of the units above the base density as follows: Proposed density = 24 units per acre minus fifteen (15) units per acre base density = 9 units per acre density bonus x 0.5 = 4.5 or 4 units per acre to be provided as affordable units.
6. Affordable housing means the same as that provided by the Pinellas County Housing Authority, as the same may change from time to time, for low income categories and workforce housing.

Sec. 18-1520.3. – PERMITTED AND CONDITIONAL USES.

Land Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Multi-Family	P	Subject to density limitations in section 18-1520.2

Sec. 18-1520.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Fifteen thousand (15,000) square feet
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred fifty (150) feet.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty (20) feet.
2. Secondary Front Yard Setback: Twenty (20) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Fifteen (15) feet.

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent.

(D) MINIMUM FLOOR AREA.

3. Multi-Family Dwellings:
 - a. Efficiency: Four hundred fifty (450) square feet.
 - b. One-bedroom: Five hundred fifty (550) square feet.
 - c. Two-bedroom: Six hundred fifty (650) square feet.
 - d. Three-bedroom: Eight hundred (800) square feet.

(E) MAXIMUM BUILDING HEIGHT. Height fifty (50) feet excluding mechanical and or elevator penthouse (additional height may be granted as a conditional use).

SECTION 18-1529. – PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 18-1529.1. - STATEMENT OF INTENT.

The Planned Unit Development District (PUD) serves as an overlay to existing zoning classifications. In this role, the PUD provides an alternative to conventional zoning districts, at the property owner's option. The PUD may be established at appropriate locations and in accordance with the Comprehensive Plan and Land Development Regulations of the City of Pinellas Park. In fulfillment of this intent, the PUD provides standards and guidelines by which flexibility may be accomplished so that:

- (A) A creative approach may be taken for the development of large tracts of land and the redevelopment of older, smaller areas.
- (B) More open space may be accomplished than would be possible through the strict application of the provisions of this Article.
- (C) Land may be used more efficiently, resulting in smaller networks of utilities and streets, consequently reducing construction and maintenance costs.
- (D) Harmonious development of the site and the surrounding areas, community facilities, and traffic circulation can be encouraged.
- (E) Non-traditional lot layout or site design may be permitted.

The development guidelines are provided as a basis from which a typical PUD can proceed. However, City Council retains the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety, and may modify these guidelines based on the merits of the project, the character of the surrounding area and potential adverse impacts on this area, size, configuration, and natural features of the land to be developed, adequacy of off-site improvements, traffic impact and nature of the proposed development. Where there are conflicts between these PUD regulations and general zoning, subdivision, or other applicable regulations of the City of Pinellas Park, those adopted by and shown on an adopted Master Plan, as defined herein, shall govern.

Sec. 18-1529.3. - MASTER PLAN REQUIREMENTS.

- (A) A Master Plan is a definitive site plan which guides and controls all development of the site.
- (B) Approval of a Master Plan does not constitute approval of the construction drawings of public and/or private infrastructure improvements or related appurtenances. The proposed design and location of utilities and streets will be subject to engineering review by the City Engineer and may be subject to revisions in the construction drawings review phase in conjunction with the subdivision process or in the building permit review process. Refer to Article 1, Subdivision, Land Development Code.

Sec. 18-1529.8. - RESIDENTIAL PUD.

- (A) LOCATION. The Residential PUD (RPUD) overlay shall only be assigned to those areas where the underlying zoning district(s) permit residential development and the primary intended use of the property is residential.
- (B) USES. The uses permitted in RPUD districts shall be limited to those "permitted" or "conditional uses" allowed by the underlying zoning district and Land Use Plan Map designation existing on the subject property at the time of application to rezone to RPUD. In addition to those "permitted" and "conditional uses", the following uses may be approved:
 - 2. Multifamily dwellings.

(C) DIMENSIONAL REGULATIONS.

- 1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulation guidelines.
- 2. Should the established regulations be inappropriate for non-traditional lot layout or site design (i.e. mixed use development, cluster homes, zero lot line, etc.) the following guidelines are established.
 - (c) Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.
 - (d) Minimum Livable Floor Area

Multifamily	
# of bedrooms	Required interior floor space
Efficiency	500
One (1)	650
Two (2)	750
Three (3)	900

(D) *DENSITY. The net density of the PUD shall not exceed that allowed by the underlying zoning districts unless subject to a density bonus authorized by this Chapter in conformance with the comprehensive plan.*

(E) *RECREATIONAL FACILITIES.*

1. *At the time of consideration of the Master Plan for an RPUD, City Council will review the suitability of any recreational facilities proposed for the development. This review will be based on the size of the development, the demographics of the anticipated population, and proximity to existing or proposed public recreational facilities.*
2. *The location, type, and size of the proposed recreational facilities as well as their development schedule shall be incorporated into the Master Plan.*
3. *After review of the proposed recreational facilities, City Council may approve the recreational facilities as proposed or may approve alternative types and locations of recreational facilities.*
4. *Parkland dedication credit for any recreational facilities provided as part of the RPUD shall be calculated pursuant to Article 3 of this Land Development Code.*

Sec. 18-1529.12. - CHANGES AND AMENDMENTS.

(B) *In such cases where the applicant proposes any amendment to an approved Master Plan, except as defined as minor changes in paragraph (A) of this section, the amendment shall be processed through the Planning and Zoning Commission and City Council as a new PUD application, including fees, public hearing and notification as set forth in this Article. These major changes include, but are not limited to any change that:*

2. *Increases the number of structures or the number of dwelling units.*
4. *Rearrangement of any lot, block, building tract or common open space as shown on the adopted Master Plan so that the intent of the plan is altered.*
6. *Significantly changes the location or amounts of land devoted to specified land uses on the adopted Master Plan.*
7. *Changes the intent of the Master Plan as adopted by City Council.*
9. *Transfers and/or amends the densities among the undeveloped phases of the PUD.*

SECTION 18-1532. - OFF-STREET PARKING AND LOADING REGULATIONS

Sec. 18-1532.9. - MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS.

(A) *Residential.*

3. *Multifamily Dwellings:*
 - a. *Efficiency units: One (1) per dwelling unit.*
 - b. *Studio and one-bedroom units: One and one-half (1.5) per dwelling unit.*
 - c. *Two- or three-bedroom units: Two (2) per dwelling unit.*
 - d. *Four- or more-bedroom units: Three (3) per dwelling unit.*

2. Staff Analysis:

The proposed PUD amendment features a density across the whole site of 22.65 units per acre, which exceeds the standard 15 units per acre, but is less than the 24 units per acre permitted with approval of a density bonus per Section 18-1520.2, if affordable housing is provided. The applicants stated in their application that their "apartment rental structure will be suitable for workforce and general population". Workforce housing is a form of affordable housing accepted under the code. Under the code, a minimum of 58 units will have to be affordable to families at or below 150% of the Area Median Income (AMI).

The proposed PUD will be consistent the requirements of the underlying B-1 Zoning District, including the 75% maximum lot coverage, which is proposed to increase from 52% under the approved PUD to 64%.

The proposed PUD and process are consistent with the requirements of the code.

The approved PUD required a variance to reduce the number of required parking spaces for the residential component. Code changes since that approval negate the need for that variance. Based on the current code, the proposed development will require a minimum of 775 parking spaces. 813 parking spaces are provided in the proposed PUD.

Total daily trip generation of the proposed PUD will be lower than the approved PUD by approximately 970 trips or 25% as calculated by staff and based on the Pinellas County Multi-Modal Impact Fee

Ordinance (see table below). The applicant also presented trip generation reductions utilizing the ITE's Trip Generation Manual.

TRIP GENERATION

Approved PUD		
270 dwelling units	6.6 trips	1,782 trips
256 hotel rooms	8.2 tips	2,099 trips
	TOTAL	3,881 trips
Proposed PUD		
441 dwelling units (270 units Phase 1 +171 units Phase 2)	6.6 trips	2,911 trips

The proposed PUD is consistent with the City's Code of Ordinances.

C. Essential Services Review:

The development proposal has been reviewed by all relevant departments/divisions. No concerns were raised with regard to the proposed development.

IV. SUMMARY

A. Findings:

Based on the information and analysis contained in this report, staff finds as follows:



1. That the 19.47 acre property is located at the northeast corner of Grand Avenue and 28th Street N;
2. That the subject property has a Future Land Use Map designation of Commercial General (CG) and a zoning designation of "B-1" General Commercial District;
3. That at its meeting of July 27, 2017, the City Council approved the subject property to be developed as a Mixed-Use Planned Unit Development (MUPUD) consisting of 270 multi-family dwelling units and 256 hotel rooms;
4. That an application has been submitted to amend the prior MUPUD approval to replace the 256 hotel rooms with an additional 171 multi-family dwelling units and establish the development as a Residential Planned Unit Development (RPUD);
5. That the development proposal meets the applicable development standards in the "B-1" General Commercial District as set forth in Section 18-1520;
6. That the development proposal meets the applicable development standards for a Residential Planned Unit Development as set forth in Section 18-1529.8;
7. That the development proposal includes the provision of 813 off-street parking spaces where 775 off-street parking spaces are required; and
8. That the development proposal is consistent with the applicable Goals, Objectives and Policies of the adopted Comprehensive Plan.

B. Staff Recommendation:

Consistent with the above identified findings, and subject to additional findings of fact as established at a public hearing, if applicable, staff recommends **APPROVAL** of case number PUD 2017-2(R).

Planning & Development Services Director:

Community Development Administrator:


 for Ben Ziskel

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

RECOMMEND APPROVAL

RECOMMEND APPROVAL WITH CONDITIONS

RECOMMEND DENIAL

of a request to approve a major amendment of a Mixed-Use Planned Unit Development (MUPUD) with underlying zoning of "B-1" General Commercial District to a Residential Planned Unit Development (RPUD) with underlying zoning of "B-1" General Commercial District for the conversion of 256 previously approved hotel rooms to 171 multi-family dwelling units.

VI. ATTACHMENTS

Exhibit A: Application with Legal Description

Exhibit B: Plans

Exhibit C: Aerial Map

Exhibit D: Land Use Map

Exhibit E: Zoning Map

Exhibit F: FIRM Map



ADDENDUM

Case Numbers: PUD 2017-2(R)

PLANNING AND ZONING COMMISSION

On January 2, 2020, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of Case # PUD 2017-2(R).

VI. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

of a request to approve a major amendment of a Mixed-Use Planned Unit Development (MUPUD) with underlying zoning of “B-1” General Commercial District to a Residential Planned Unit Development (RPUD) with underlying zoning of “B-1” General Commercial District for the conversion of 256 previously approved hotel rooms to 171 multi-family dwelling units.



Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

November 13, 2019

Mr. Ben Ziskal, AICP/CEcD, Director
Planning & Development Department
City of Pinellas Park
Technical Services Building
6051 – 78th Avenue North
Pinellas Park, FL 33781

Re: **Gateway Center Parcel "I" – PUD Amendment**

Dear Mr. Ziskal:

Per our recent pre-application meeting, we are submitting the items necessary for amending the PUD overlay on the existing B-1 zoning for this property. Enclosed for your review are the following:

1. Application for Planned Unit Development (PUD)
2. Affidavits of Ownership
3. Legal Description
4. Narrative Summary
5. Transportation Management Plan Assessment
6. Application review fee check for \$1,360.00
7. PUD Master Plan/Preliminary Site Plan (18 full size copies, one 8-1/2" x 11" copy)
8. Aerial Photograph

As discussed in our meeting, the request is to amend the existing PUD overlay to eliminate 256 approved hotel rooms and add 171 apartments. All other aspects of the PUD generally remain the same.

Please contact us if you have any questions. We look forward to the January 2, 2020 Planning & Zoning Commission hearing.

Sincerely,

A handwritten signature in blue ink, which appears to read "Robert Pergolizzi", is positioned above the printed name.

Robert Pergolizzi, AICP/PTP
Principal

Cc: David Freeman, Dorchester Holdings, LLC
Gray Schaufler, DD Gandy 12.98 LLC
File 16-061.02

City of Pinellas Park, Florida
**PROCEDURES FOR SUBMITTING AND PROCESSING APPLICATIONS FOR
PLANNED UNIT DEVELOPMENTS (PUD)**

(Please retain this sheet for reference)

1. Applications must be completed in full and submitted to the Zoning Division with filing fee, affidavit of ownership and the appropriate site plan. Applications will be processed and scheduled for the next available meeting.

NON-REFUNDABLE FILING FEE

Overlay (Rezoning)	\$850.00 + Advertising Fees**
Major Amendment	\$850.00 + Advertising Fees**
Minor Amendment (City Council Review)	\$225.00 + Advertising Fees**
Minor Amendment (Staff Review)	\$225.00 (no advertising fees apply)

**** Please call Zoning Division at (727) 369-5663 for Advertising Fees quote****

2. If the proposed PUD Overlay is inconsistent with the existing land use designation, a Conceptual Plan must be submitted for concurrent review with a request for a Land Use Plan Map amendment. The Conceptual Plan must be reviewed and approved by City Council at the time the Land Use Plan Amendment is transmitted to the appropriate governmental review agencies. Any conditions approved with the Conceptual Plan must be incorporated into the Master Plan. A Master Plan must be submitted for review and approval for concurrent review of final City Council action on the Land Use Plan Map amendment. If the proposed PUD Overlay is consistent with the existing land use designation, submission of a Conceptual Plan is at the sole discretion of the applicant. Otherwise, only the submission of a Master Plan is required.
3. Unless the subject property has already been rezoned to the PUD Overlay, a rezoning request must be submitted for concurrent review of the Master Plan.
4. Planning and Zoning Commission Action: Applications must be submitted a minimum of thirty-five (35) days prior to a regularly scheduled meeting of the Planning and Zoning Commission. This period allows for the processing of applications, including legal notification and notice to property owners. The Planning and Zoning Commission meets on the first Thursday of each month. Property owners within 500 feet of the subject property will be notified by the City by mail and the subject property will be posted with a sign stating the date of the public hearing. A legal advertisement will appear in a local newspaper at least fifteen (15) day's prior to the meeting. The Planning and Zoning Commission will **recommend** to City Council an action on the application (approve/ approve with conditions/ deny).
5. City Council Action: Allow thirty-five (35) days after Planning and Zoning Commission action before the first reading of the request. An Ordinance will be drafted and submitted for City Council's action. The City Council meets on the second and fourth Thursday of each month. After the 1st reading, another legal advertisement will appear in a local newspaper 10 days prior to public hearing and the property owners will be re-notified. The second and final reading will be held approximately two weeks after the first reading at which time the Council will make a decision to approve, approve with conditions or deny the application.
6. The applicant and/or agent **MUST** be present at **ALL** Public Hearings before the Planning and Zoning Commission **AND** City Council.
7. Variances to the provisions of the Land Development Code may be requested at the time of submittal of the Conceptual Plan and Master Plan. All variances must be delineated on the Master Plan for City Council approval.

8. Effect of City Council Action: The Conceptual Plan is valid for only six (6) months following City Council action. If a Master Plan is not submitted within this time period, the Conceptual Plan is null and void. The Master Plan development schedule must be approved by City Council when considering the Master Plan. If the Master Plan for a phase expires, City Council re-approval of that phase of the Master Plan is required. Application for building permits for the first phase must be submitted within six (6) months of Master Plan approval if no subdivision is required. If subdivision is required, the final plat for the first phase must be submitted within six (6) months of the Master Plan approval. Within six (6) months of the recording of the final plat, building permits must be submitted for the first phase. Submission of final plats for subsequent phases must be made no later than 90 days prior to the commencement date for that phase according to the approved development schedule.
9. If the application for rezoning is denied, an application cannot be resubmitted for one (1) year.
10. Applications must be submitted to the Zoning Division:
Public Works Technical Services
6051 78th Avenue North
Pinellas Park, FL 33781
(727) 369-5663

The applicant understands that this application must be complete and accurate before a public hearing will be scheduled or advertised. Proof of ownership from a title company or a licensed Florida attorney, or a deed, may be required upon request.

MINIMUM REQUIREMENTS FOR APPLICATION

1. Completed Application Form
2. Affidavit of Ownership
3. Application fee paid by cash, check or money order to City of Pinellas Park. **NON-REFUNDABLE**
4. Advertising fees
5. Conceptual Plan or Master Plan - 30 copies initially (Internal Division Review - 12, P&Z - 18). City Council may require up to another (18) additional copies. (Copies are to be folded to a maximum size 8½ X 11).
6. A minimum of one (1) copy of the plan in 8½ X 11" format
7. One electronic copy sent to dsay@pinellas-park.com

City of Pinellas Park, Florida
APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

FOR OFFICE USE ONLY

CASE #: PUD PZ MEETING: _____ C/CRA MEETING: _____
PLAT SHEET: _____ RELATED CASES: _____ RECEIPT NUMBER: _____
ZONING DISTRICT: _____ LAND USE DESIGNATION: _____ DATE RECEIVED: _____

REQUEST AND PROPERTY INFORMATION

REQUEST: Amend previously approved PUD overlay on a B-1 zoned property to allow 171 multi-family units
instead of two hotels (256 rooms) for a revised total of 441 units on 19.47 acres.

GENERAL LOCATION OF PROPERTY OR ADDRESS: 3110 Grand Avenue east of Sartori Apartments in
Gateway Center.

PROPERTY SIZE (Acreage or Square Feet): 19.47 acres (formerly 22.09 prior to dedication of ROW for 28th St)

CURRENT USE, NUMBER AND TYPE OF BUILDINGS: Vacant; Phase 1 Apartments under construction.

PARCEL NUMBER(S): 22/30/16/60844/0010 & 22/30/16/60844/000/0020 (See attached Legal Description)

LEGAL DESCRIPTION: LOT _____, BLOCK _____, SUBDIVISION _____

OR METES AND BOUNDS DESCRIPTION (attach if lengthy):

OWNER/APPLICANT INFORMATION

PROPERTY OWNER: Dorchester Holdings, LLC & DDGandy12.98 LLC PHONE: (813) 969-4196

ADDRESS/CITY/ZIP: 14502 N Dale Mabry Hwy., Suite 200, Tampa, FL 33618

AUTHORIZED AGENT: Robert Pergolizzi, AICP/PTP PHONE: (727) 524-1818

ADDRESS/CITY/ZIP: Gulf Coast Consulting, Inc. 13825 ICOT Blvd. Suite 605, Clearwater, FL 33760

OTHER REPRESENTATIVE: Sean P Cashen, P.E. PHONE: (727) 524-1818

ADDRESS/CITY/ZIP: Gulf Coast Consulting, Inc. 13825 ICOT Blvd., Suite 605, Clearwater, FL 33760

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

Dorchester Holdings, LLC

1. That I am/we are the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS OR GENERAL LOCATION:

6.49 acres on the north side of 28th Street east of Grand Avenue

LEGAL DESCRIPTION OF PROPERTY. Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach:

See Attached Legal Description

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida (NATURE OF REQUEST):

PUD Amendment Application for a multi-family development in B-1 zoning district

3. That the undersigned (has/have) appointed and (does/do) appoint Robert Pergolizzi as (his/their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives to enter upon property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

David Freeman Pres.
SIGNED (PROPERTY OWNER)
Dorchester Holdings, LLC

SIGNED (PROPERTY OWNER)

STATE OF FLORIDA
COUNTY OF Hillsborough



(SEAL ABOVE)

The foregoing instrument was acknowledged before me this 11-5-2019
(Date)

By David Freeman
(Name of person acknowledging and title of position)

who is personally known to me or who has produced _____
(Type of Identification)
as Identification and who did (did not) take an oath.

Notary Public, Commission No. Tina Capriola

Tina Capriola
Name of Notary typed, printed or stamped)

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

DD Gandy 12.98, LLC

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS OR GENERAL LOCATION:

12.98 acres on the north side of 28th Street east of Grand Avenue

LEGAL DESCRIPTION OF PROPERTY. Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach:

See Attached Legal Description

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida (NATURE OF REQUEST):

PUD Amendment Application for a multi-family development in B-1 zoning district

3. That the undersigned (has/have) appointed and (does/do) appoint Robert Pergollizzi as (his/her) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives to enter upon property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

SIGNED (PROPERTY OWNER)

SIGNED (PROPERTY OWNER)

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF Henny



The foregoing instrument was acknowledged before me this 31st day of October, 2019

By Fred S. Hazel, Vice President of Davis Development, Inc., Manager of DD Gandy 12.98, LLC.
(Name of person acknowledging and title of position)

who is personally known to me or who has produced

(Type of Identification)

as identification and who did (did not) take an oath.

[Signature] Notary Public, Commission No. _____

Debora M. Martin

Name of Notary typed, printed or stamped)

GATEWAY CENTER PARCEL "I" PUD AMENDMENT

LEGAL DESCRIPTION OF PARCELS

PARCEL 1 – 12.98 ACRE SITE

Lot 1 NORTH GANDY BOULEVARD SUBDIVISION REPLAT, according to the plat thereof as recorded in Plat Book 142, Page 43, of the Public Records of Pinellas County, Florida

PARCEL 2 – 6.49 ACRE SITE

Lot 2, NORTH GANDY BOULEVARD SUBDIVISION REPLAT, according to the plat thereof as recorded in Plat Book 142, Page 43, of the Public Records of Pinellas County, Florida

**NARRATIVE SUMMARY FOR PUD AMENDMENT APPLICATION
GATEWAY CENTER PARCEL "I"**

Owner /Applicant:
Dorchester Holdings, LLC
14502 N. Dale Mabry Hwy. Suite 200
Tampa, FL 33618
(Parcel #26/30/16/60844/000/0020)

and

DD Gandy 12.98, LLC
403 Corporate Center Drive, Suite 201
Stockbridge, GA 30281
(Parcel # 26/30/16/60844/000/0010)

Authorized Agent:
Mr. Robert Pergolizzi, AICP / PTP & Sean P. Cashen P.E.
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

The applicant is requesting to modify a previously approved PUD on a 19.47 acre property (after dedication of right-of-way for 28th Street) having B-1 zoning and CG land use within the City of Pinellas Park. The parcels in the PUD are:

Parcel ID #: 26/30/16/60844/000/0010 (12.98 acres)
26/30/16/60844/000/0020 (6.49 acres)

PRIOR APPROVAL

This existing MUPUD overlay and variances were approved by the City Council on July 27, 2017 (PUD 2017-2/BOA2017-16). That approval allowed for a mixed-use development with 270 multi-family apartment units + two hotels totaling 256 rooms. A variance to parking was also granted to allow 1.92 spaces/unit (1.15 spaces/bedroom) based on a detailed bedroom mix of unit types. The approval also allowed a height limit of 72 feet based on the Declarations of Gateway Center. The approved PUD Master Plan also showed a separate access driveway to 28th Street to serve the hotels. The original PUD area totaled 22.09 acres and included 28th Street as an easement on the property. Subsequent to the PUD approval, 2.62 acres were dedicated to the City of Pinellas Park for the 28th Street right-of-way, and the parcels now total 19.47 acres.

CURRENT STATUS

In accordance with the PUD2017-2/BOA2017-16 approval the 270 multi-family apartment units are under construction on the western 12.98 acres of the PUD. The eastern 6.49 acres are currently vacant. The current owner of the eastern 6.49 acre has attempted to market the site for hotels with no interest.

PUD AMENDMENT REQUEST

The applicant seeks to modify the PUD to eliminate the 256 approved hotel rooms and propose 171 additional multi-family apartment units (Phase 2) for a combined total of 441 apartments on 19.47 acres. This will provide a unified development plan developed at a gross density of 22.65 units / acre which is below the maximum allowable density of 24 units/acre in the B-1 district. The apartments are suitable for the workforce and general population and will be an extension of the Phase 1 apartments which are under construction.

The proposed PUD Master Plan/Preliminary Site Plan shows the elimination of an approved driveway to 28th Street. All access to Phase 2 apartments will be through the existing access to Phase 1, thereby eliminating a future conflict point on 28th Street.

The PUD Amendment will result in a substantial reduction in vehicle trip generation as compared to the approved PUD.

LAND USE/ZONING

The existing land use designation per the Future Land Use Plan is Commercial General (CG). The site is zoned B-1 (General Commercial District) which allows multi-family residential development, retail/restaurant, and hotel as permitted uses.

Surrounding uses to the PUD include:

- North: Multi-family apartments (EPIC at Gateway Apartments), on property having CG & IL land use and B-1 & M-1 zoning.
- South: Maserati auto dealership and Bayfront Health ER/Medical Clinic located on land having CG land use and B-1 zoning and 28th Street which was within a recorded easement currently but has since been dedicated as right-of-way to the City of Pinellas Park.
- East: To the east are partially developed light-industrial uses on property having IL land use and M-1 zoning, currently occupied by WOW Internet and cable.
- West: Grand Avenue, open space and pond for EPIC at Gateway Apartments Duke Energy powerline.

The revised development is proposed to contain a total of 441 mid-rise apartment units.

Building Setbacks & Building Heights:

All building setbacks are equal to or greater than the required setbacks in the B-1 district and building setbacks conform to the Gateway Center Declarations. The approved PUD had an increased the setback requirement from the western and northern boundaries to have a greater buffer from Grand Avenue. As a result, the distance between the proposed buildings and the EPIC at Gateway Apartments to the north was increased, which is a benefit.

The maximum building height is 50-feet in the B-1 zoning district. The approved Gateway Center declarations allow a maximum height of 72 feet. To provide for a more efficient building layout, the applicant received a height variance for a building height increase to 72-feet for the apartment buildings (excluding elevator penthouse and parapet walls) and the hotels. This increase in height was mitigated by the proposed building placement where the buildings were located further away from the property lines. The minimum proposed building setback exceeded 70 feet from any property line.

Phase 1 is not changing and is under construction in accordance with the height limitations as 4-story buildings and a maximum building height of 72 feet (excluding elevator penthouse and parapet walls). Phase 2 will also include 4-story buildings with a maximum height of 72 feet. This is consistent with the maximum building height in the Gateway Center Declarations and the initial PUD approval. The height is mitigated by the placement of the buildings well in excess of the minimum setbacks for a B-1 zone. These increased setbacks provide over 70 feet of distance between the buildings and the eastern and southern property lines, and over 230 feet to the northern boundary of the PUD.

Open Space:

Maximum lot coverage is 75% in B-1 zoning district, yielding a 25% open space requirement. The approved PUD plan contained 48% open space and confined the development to a more compact area, yielding larger buffers, and more usable and meaningful open space areas. This also included a natural buffer area near Grand Avenue drainage retention area near the corner of Grand Avenue/28th Street, playground, dog walk area, and other open areas.

Under the proposed plan to eliminate the hotels and add 171 multi-family apartments the open space will be 36%. Much of the open space is consistent with the approved PUD Master Plan including the natural buffer area near Grand Avenue and playground.

The site has CG land use and B-1 zoning. Per the Comprehensive Plan the CG land use allows up to 24 units/acre, and B-1 zoning allows up to 24 units/acre subject to special provisions. The base density in B-1 is 15 units/acre. The applicant was granted a density bonus since it met the special provisions of 18-1520.2.

1. The apartments will be part of a PUD.
2. The parcel has frontage on an "Arterial" Street since 28th Street is classified as an arterial per the Comprehensive Plan.
3. The Master Plan provides for bike racks and the applicant will coordinate with PSTA regarding provision of a transit shelter.
4. The apartments are part of a PUD. The approved density of 20.8 units/acre equates to a land area of 2,094 SF per dwelling unit. This exceeds the 1,815 SF minimum specified in the code.
5. The apartment rental structure will be suitable for workforce and general population.

Under the proposed plan to eliminate the hotels and add 171 multi-family apartments, the special provisions are mainly unaffected. However, the density will be slightly increased to 22.65 units/acre, which equates to 1,923 SF per dwelling unit. This still exceeds the 1,815 SF minimum specified in the code.

COMPARATIVE TRAFFIC IMPACT

Under the proposed plan to eliminate the hotels and add 171 multi-family apartments, the expected trip generation will be decreased on a daily, AM peak hour and PM peak hour basis. The amendment to the PUD would result in a 34% reduction in daily traffic generation. The attached Transportation Management Plan Assessment provides more detail.

Parking:

The previously approved PUD Master Plan showed 520 parking spaces for the 270 apartments, and 262 parking spaces for the hotels for a grand total of 782 parking spaces. The prior code required two (2) parking spaces per multi-family unit which would have required 540 spaces for Phase 1. The code parking requirements per Section 18-1532 have been amended and are now based on unit type and bedrooms. The PUD approval for the multi-family apartment complex was approved to have 520 spaces. (520 spaces/451 bedrooms) The justification for the prior parking variance was the unit mix has fewer overall bedrooms since it contained studios and 1-BR units as shown below:

Phase 1

Unit Type	Proposed DU	(# of BR)	Parking Required
Studios	18	(18)	27 spaces
1-Bedroom Apartments	108	(108)	162 spaces
2-Bedroom Apartments	107	(214)	214 spaces
3-Bedroom Apartments	37	(111)	74 spaces
SUB-TOTAL	270	(451 BR)	477 spaces

Phase 2

Unit Type	Proposed DU (# of BR)		Parking Required
1-Bedroom Apartments	89	(89)	134 spaces
2-Bedroom Apartments	65	(130)	130 spaces
3-Bedroom Apartments	17	(51)	34 spaces
SUB-TOTAL	171	(270 BR)	298 spaces
GRAND TOTAL	441 DU	(721 BR)	775 spaces

The proposed unit mix would result in 721 bedrooms within the 441 apartments, and the apartments would include a mix of studio apartments, 1-bedroom, 2-bedroom and 3-bedroom layouts. The code required parking is 775 spaces. The PUD Amendment Master Plan provides a grand total of 813 parking spaces which exceeds current code requirements.

The applicant further agrees to provide bicycle racks near each building, and pedestrian connections to public roadways to enhance transit usage. For these reasons, no variances are necessary since the modified plan is consistent with prior approvals.

CONCLUSION

The proposed PUD amendment to eliminate the approved hotels and add 171 multi-family apartments is in character with the approved uses and surrounding uses within Gateway Center and the overall area. The proposed PUD amendment is generally consistent with Section 18-1529.11 of the Land Development Code. The PUD Preliminary Site Plan (Master Plan) provides ample parking for the uses, excessive building setbacks that mitigates for building height, provides for increased open space and buffers, substantially reduces potential traffic, and reduces driveway conflict points for a more sustainable development.

TRANSPORTATION MANAGEMENT PLAN ASSESSMENT

Gateway Center Parcel "I"

The approved PUD development was approved for 270 multi-family mid-rise apartments and two hotels of 126 rooms and 130 rooms respectively. Per ITE Trip Generation, 10th Edition, rates the expected trip generation of the approved plan is as follows:

Land Use	ITE Land Use Code	Daily	AM Peak Hour	PM Peak Hour
270 Mid-Rise Apartments	221	1469	97	119
126 Room Hotel	310	1053	59	76
130 Room Hotel	310	1087	61	78
TOTAL		3,609	217	273

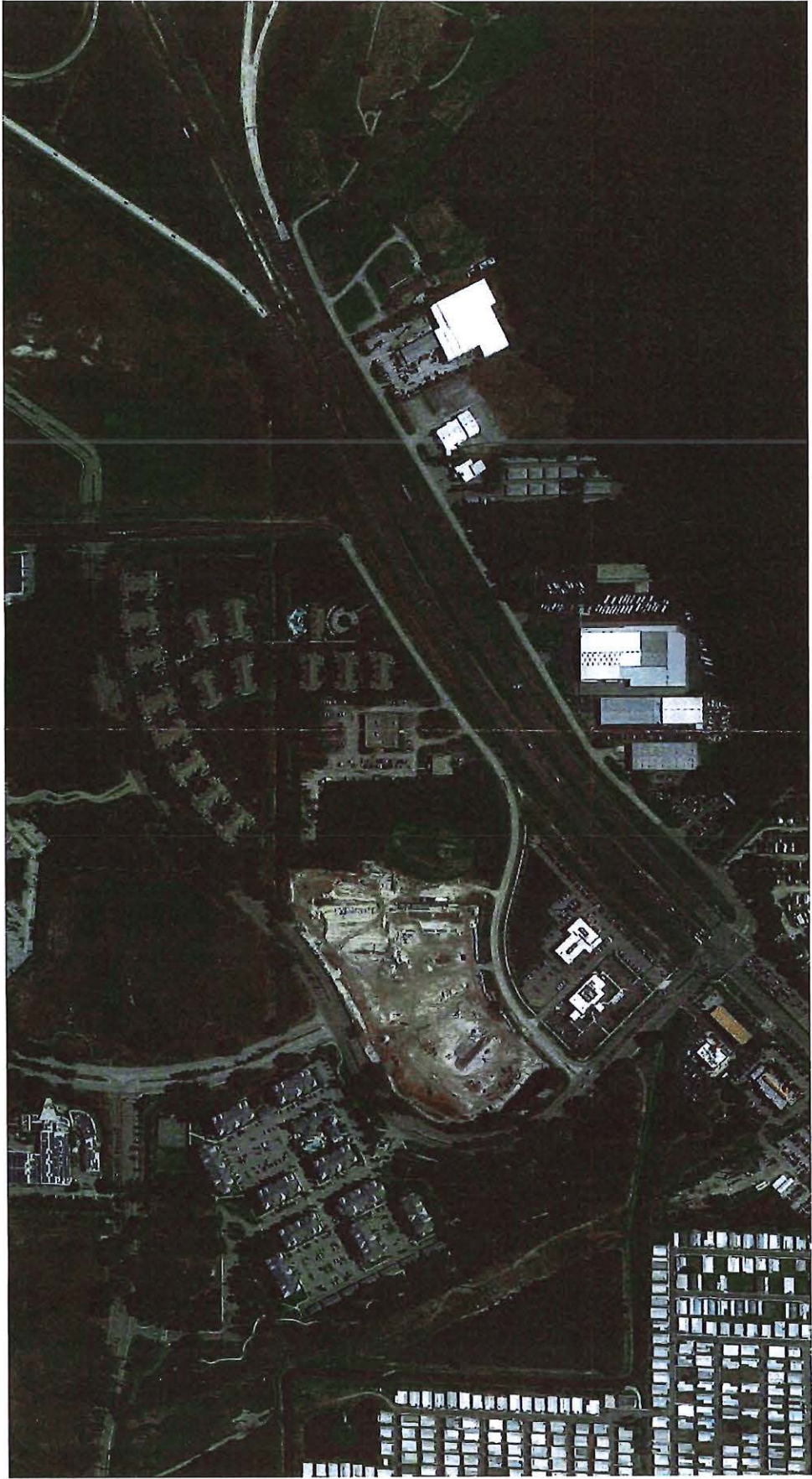
The proposed amendment to eliminate the hotels and replace with 171 multifamily mid-rise apartments would have reduced trip generation as shown below:

Land Use	ITE Land Use Code	Daily	AM Peak Hour	PM Peak Hour
270 Mid-Rise Apartments	221	1469	97	119
171 Mid-Rise Apartments	221	930	62	75
TOTAL		2,399	159	194

The amended PUD would generate less traffic than the approved PUD. This change represents a 34% reduction in daily trips, a 27% reduction in AM peak hour trips, and a 29% reduction in PM peak hour trips. Since the 194 vehicle trips during the PM peak hour is less than 300 peak hour trips this project would be considered a Tier 1 project per the TMP Ordinance 16-21 as implemented by Pinellas County and municipalities within Pinellas County. A detailed traffic study is not required for Tier 1 projects.

TMP Strategies

As shown on the Preliminary Site Plan and described in the Narrative, the developer is proposing bicycle racks within the apartment parcel. In addition, the developer will coordinate with PSTA during Final Site Plan stage to identify a location for a bus shelter. The development proposes shared access connection to 28th Street for the apartment and Phase 2 apartments, as well as sidewalk connections to 28th Street and Grand Avenue. In addition, the City of Pinellas Park will require the applicant to reconstruct and/or resurface portions of 28th Street adjacent to the property. The developer will be required to pay the appropriate "mobility fee" to the City of Pinellas Park.



January 2019

GATEWAY CENTER -PARCEL I

PUD PRELIMINARY SITE PLAN

SECTIONS 26, TOWNSHIP 30 S, RANGE 16 E
PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

GATEWAY CENTER PARCEL "I" PUD AMENDMENT
LEGAL DESCRIPTION OF PARCELS

PARCEL 1 - 12.98 ACRE SITE

Lot 1 NORTH GANDY BOULEVARD SUBDIVISION REPLAT, according to the plat thereof as recorded in Plat Book 142, Page 43, of the Public Records of Pinellas County, Florida

PARCEL 2 - 4.49 ACRE SITE

Lot 2 NORTH GANDY BOULEVARD SUBDIVISION REPLAT, according to the plat thereof as recorded in Plat Book 142, Page 43, of the Public Records of Pinellas County, Florida

LOCATION MAP



DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	OVERALL PUD PRELIMINARY SITE PLAN
C3-C6	PUD PRELIMINARY SITE PLAN

SITE DATA TABLE

PARCEL ID	26-30-16-60844-000-0010	PHASE 1 12.98 ACRES
	26-30-16-60844-000-0020	PHASE 2 4.49 ACRES
CURRENT USE	VACANT (PHASE 1 APARTMENTS UNDER CONSTRUCTION)	
LAND USE	CC	
CURRENT ZONING	B-1 WITH PUD OVERLAY (PUD 2017-2)	
PROPOSED USE MULTI-FAMILY APARTMENTS 441 DU (270 DU PHASE 1, 171 DU PHASE 2)		
SITE AREA	±18.47 AC	
DENSITY	22.85 UNITS/ACRE	
HEIGHT	72 FT - 4-STORY BUILDINGS	
PARKING REQUIRED	775 SPACES (MINIMUM)	
PARKING PROVIDED	813 SPACES	
STANDARD	755 SPACES	
ATTACHED GARAGE	54 SPACES	
TANDEM PARKING	54 SPACES	
ANCIENT PARKING	8 SPACES	
TOTAL SITE ISR	0.64 (64%)	
MAXIMUM PERMITTED ISR	0.75 (75%)	
CITY REQUIRED SETBACKS FOR B-1 ZONING		
FRONT	20 FEET	
SIDE	5 FEET	
REAR	15 FEET	

THE LANDSCAPE & IRRIGATION PLANS SHALL BE SUBMITTED WITH THE FINAL ENGINEERING IMPROVEMENT PLANS

PUBLIC SIDEWALKS ALONG PROPERTY FRONTAGE MAY DEVIATE ONTO PRIVATE PROPERTY AND ARE TO BE ENCOMPASSED BY A SIDEWALK EASEMENT

THE PARCEL LIES IN FLOOD ZONE AE, ELEVATION 8, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, 12103C02056H, EFFECTIVE DATE AUGUST 18, 2009



Dorchester Holdings, LLC

14502 North Dale Mabry Highway
Suite 200
Tampa, FL 33618



Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida, 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
www.gulfcoastconsultinginc.com

PROJECT DIRECTORY

OWNERS/APPLICANTS

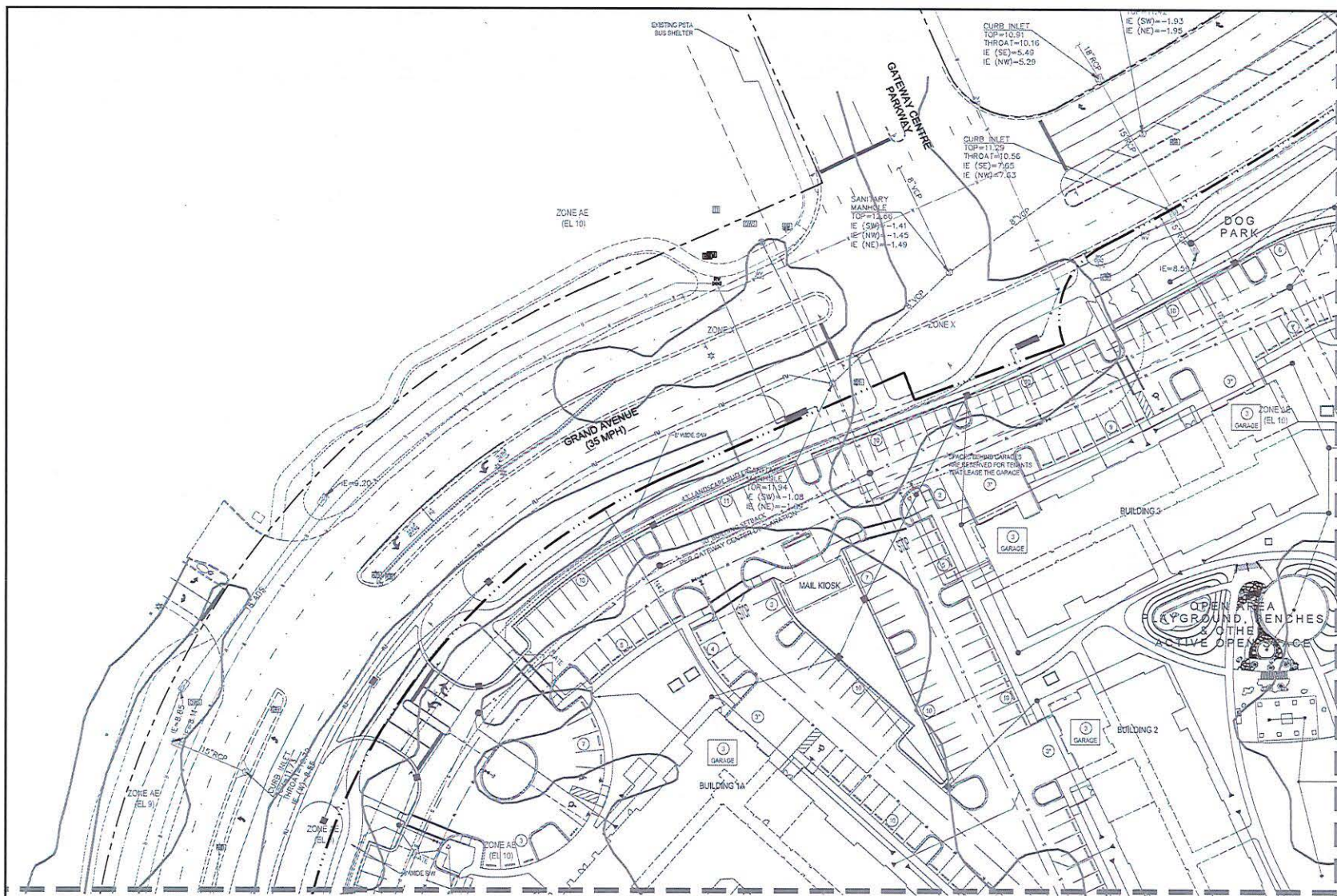
DORCHESTER HOLDINGS, LLC
14502 NORTH DALE MABRY HIGHWAY
SUITE 200
TAMPA, FL 33618

DD CANDY 12.98, LLC
403 CORPORATE CENTER DRIVE
SUITE 201
STOCKBRIDGE, GA 30281

PLANNER/CIVIL ENGINEER

GULF COAST CONSULTING, INC
13825 ICOT BOULEVARD SUITE, 605
CLEARWATER, FL 33760

16493.02
DATE: 11/13/2019
GATEWAY CENTER - PARCEL I



NOTE TO CONTRACTORS:
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.


FLOOD ZONE NOTE:
THE SITE APPEARS TO BE IN FLOOD ZONE "AE" ELEVATION 8, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170000001000 DATED AUGUST 18, 2009.

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON A NATIONAL GEODETIC SURVEY BENCHMARK, 439 FUND, HAVING AN ELEVATION OF 142.9 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION: (NAVD + 0.9) = NGVD 1929 DATUM.

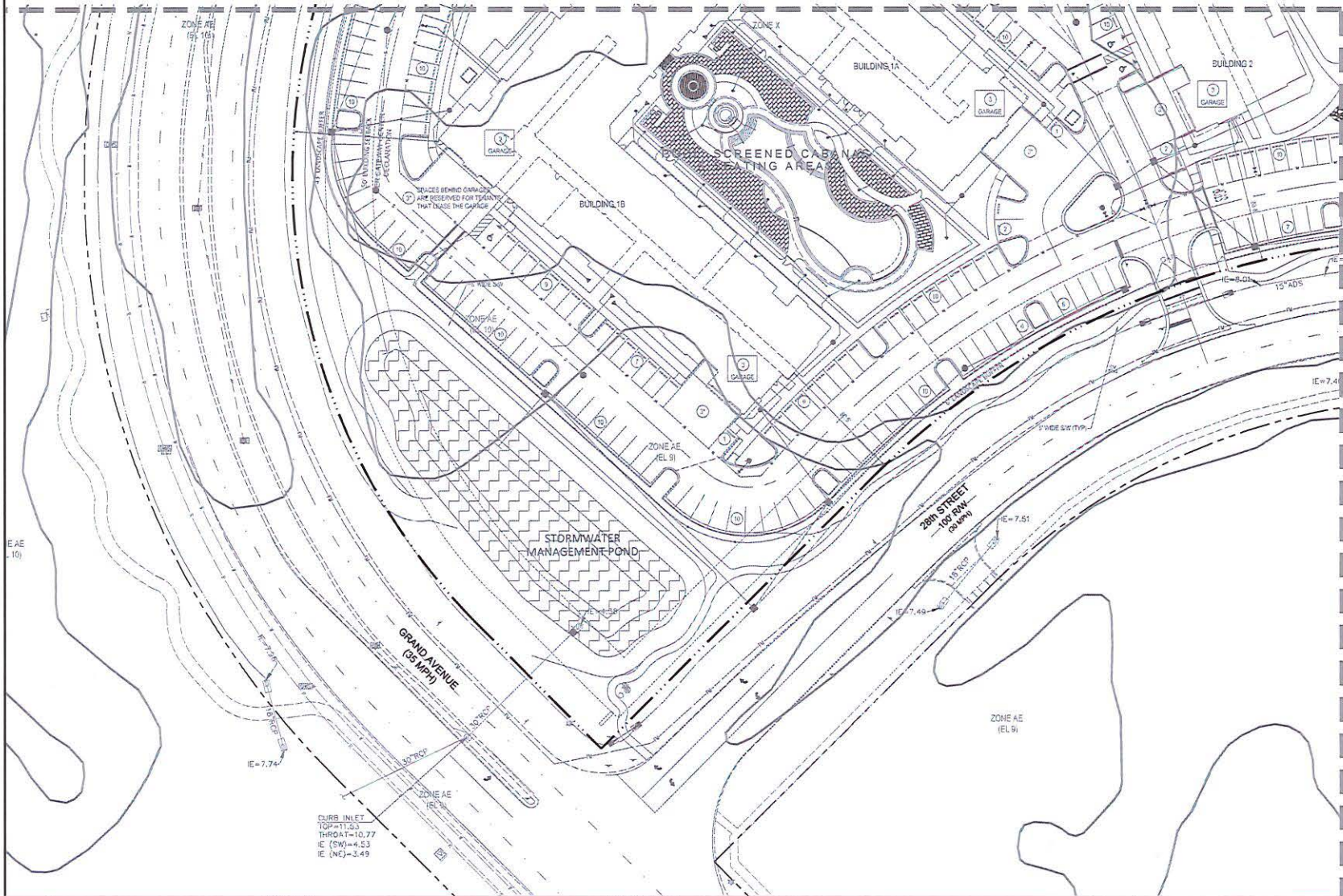
BUILD OUT DATE SHALL BE 5 YEARS FROM APPROVAL DATE OF PUD. ZONING DIRECTOR MAY EXTEND BUILD OUT DATE BY 3 YEARS.

MATCH LINE SEE SHEET C6

MATCH LINE SEE SHEET C4

SP		Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING, TRANSPORTATION PLANNING, PERMITTING 13050 KUTY BLVD, SUITE 601 Clearwater, Florida 33759 Phone: (727) 534-8818 Fax: (727) 534-6690 WWW.GULFCOASTCONSULTING.COM	PREPARED FOR:	DORCHESTER HOLDINGS, LLC 14502 NORTH DALE MABRY HIGHWAY SUITE 200 TAMPA, FL 33618	SHEET DESCRIPTION: GATEWAY CENTER PARCEL I PUD PRELIMINARY SITE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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MATCH LINE SEE SHEET C3



NOTE TO CONTRACTORS:
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.

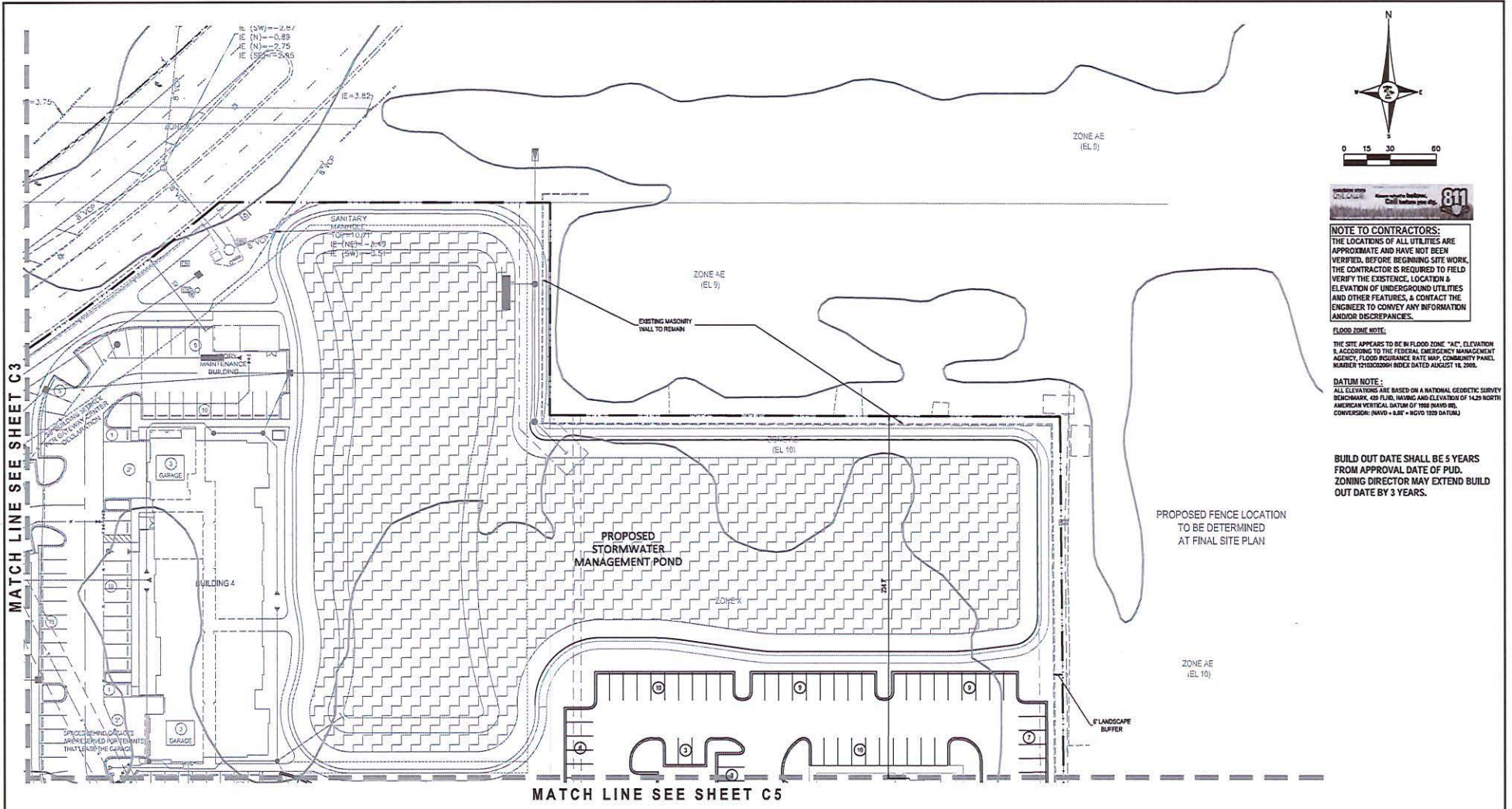
FLOOD ZONE NOTE:
THE SITE APPEARS TO BE IN FLOOD ZONE "AE". ELEVATION 9, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12150200H DATED AUGUST 18, 2009.

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON A NATIONAL GEODETIC SURVEY BENCHMARK, CIP FL-10, HAVING AN ELEVATION OF 14.29 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION: (NAVD + 8.16' = NGVD 1929 DATUM).

BUILD OUT DATE SHALL BE 5 YEARS FROM APPROVAL DATE OF PUD. ZONING DIRECTOR MAY EXTEND BUILD OUT DATE BY 3 YEARS.

MATCH LINE SEE SHEET C5

<p>RF MGC SPC</p>	<p>Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING, TRANSPORTATION PLANNING, PERMITTING 13005 SOUTH PALM BLVD., SUITE 401 CLEARWATER, FLORIDA 33759 PHONE: (727) 244-1818 FAX: (727) 533-6000 WWW.GULFCOASTCONSULTING.COM</p>	<p>PREPARED FOR: DORCHESTER HOLDINGS, LLC 14502 NORTH DALE MABRY HIGHWAY SUITE 200 TAMPA, FL 33618</p>	<p>SHEET DESCRIPTION: GATEWAY CENTER PARCEL I PUD PRELIMINARY SITE PLAN</p>	<table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION													<p>THIS PLAN MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.</p> <p>DATE: 11/13/19</p> <p>BY: [Signature]</p> <p>15-061.02</p> <p>C4</p>
NO.	DATE	DESCRIPTION																		



NOTE TO CONTRACTORS:
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.

FLOOD ZONE NOTE:
THE SITE APPEARS TO BE IN FLOOD ZONE "AE", ELEVATION 9, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12150200H10001 DATED AUGUST 18, 2005.

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON A NATIONAL GEODETIC SURVEY BENCHMARK, 430 FLUJ, HAVING AN ELEVATION OF 14.25 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
CONVERSION: (NAVD + 8.8' = NGVD 1929 DATUM)

BUILD OUT DATE SHALL BE 5 YEARS FROM APPROVAL DATE OF PUD. ZONING DIRECTOR MAY EXTEND BUILD OUT DATE BY 3 YEARS.


Gulf Coast Consulting, Inc.
 Land Development Consulting
 ENGINEERING TRANSPORTATION PLANNING PERMITTING
 14502 NORTH DALE MABRY HIGHWAY
 SUITE 200
 CLEARWATER, FLORIDA 33768
 Phone: (727) 324-4218 Fax: (727) 324-4600
 WWW.GULFCOASTCONSULTING.COM

PREPARED FOR:
DORCHESTER HOLDINGS, LLC
 14502 NORTH DALE MABRY HIGHWAY
 SUITE 200
 TAMPA, FL 33618

PROJECT DESCRIPTION:
GATEWAY CENTER PARCEL I
PUD PRELIMINARY SITE PLAN

NO.	DATE	DESCRIPTION	BY	CHKD
1	11/13/19	ISSUED FOR PERMITTING	WCC	WCC

THESE PLANS HAVE BEEN PREPARED BY
 GULF COAST CONSULTING, INC.
 15-061.02
 DATE: 11/13/19
 DRAWN BY: WCC
 CHECKED BY: WCC
 APPROVED BY: WCC
 DATE: 11/13/19

C6

PUD 2017-2(R) - Aerial Map

Legend
Parcel Lines



376.2 0 188.08 376.2 Feet

1: 4,514

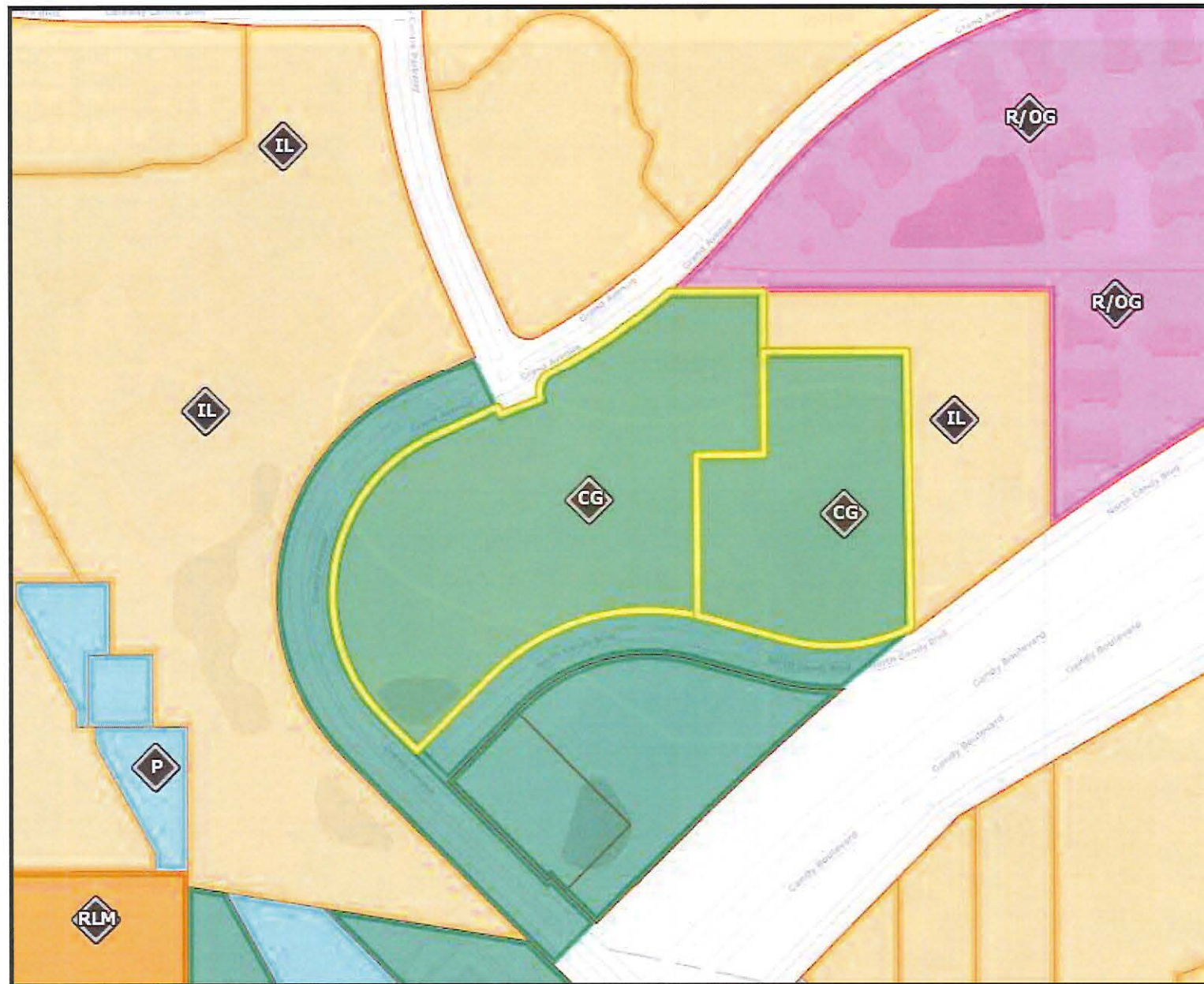
Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere



Exhibit C

PUD 2017-2(R) - Future Land Use Map



376.2 0 188.08 376.2 Feet

1:4,514

WGS_1984_Web_Mercator_Auxiliary_Sphere



Notes:

Legend

Land Use Borders

- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Residential/Open Space - R/OS
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - F
- Residential Urban (Residential Low) - RU(R)
- Transportation/Utility - T/U

Land Use Fill

- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Recreation/Open Space - R/OS
- Residential Facilities High - RFH
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - F

Exhibit D

PUD 2017-2(R) - Zoning Map



376.2 0 188.08 376.2 Feet

1: 4,514

WGS_1984_Web_Mercator_Auxiliary_Sphere



Notes:

Legend

Zoning Borders

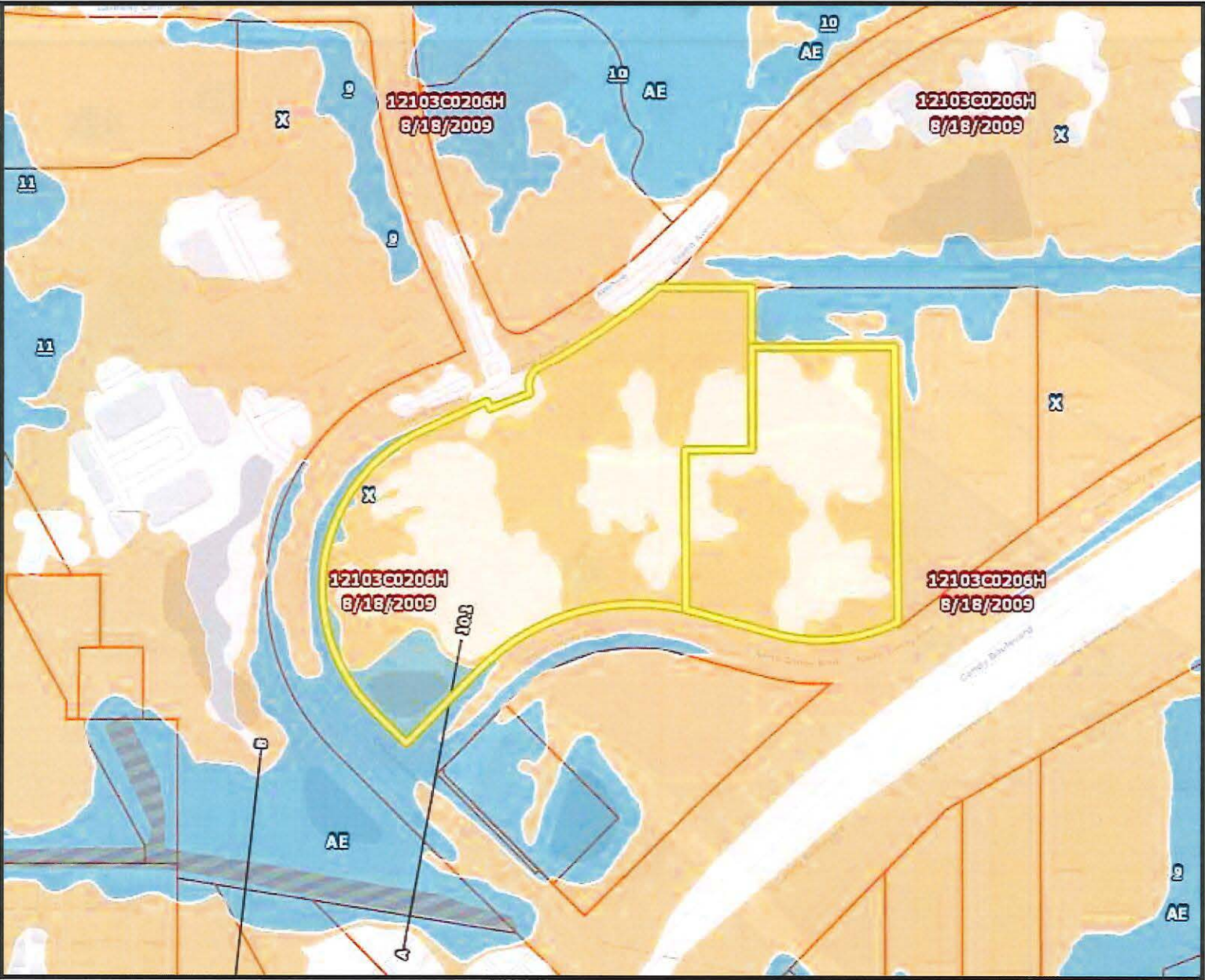
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C1
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUC
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Open Space - O/S
- Public - P
- Preservation - PRES.
- Single Family Residential - R-1
- Single Family Residential - R-2
- Single Family Residential - R-3
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Multifamily Residential/Commercial - R-6
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RP
- Rural Residential - RR
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2
- Town Center - TC

Zoning Fill

- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C1
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUC
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD

Exhibit 11

PUD 2017-2(R) - Flood Insurance Rate Map



Legend

- Cross Sections
- Hydraulic Structures
 - Bridge
 - Culvert
 - Weir
 - Wing Wall
- FIRM Panels
- Flood Hazard Lines
 - LIMIT LINES
 - SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
 - <all other values>
 - 1% Annual Chance Flood Hazard (A, AE, AI)
 - 0.2% Annual Chance Flood Hazard (X)
 - Area of Minimal Flood Hazard (X)
 - Floodway (AE)
- Coastal High Hazard Area
- Parcel Lines

376.2 0 188.08 376.2 Feet

1:4,514

Notes:

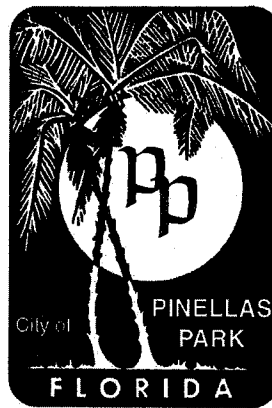
WGS_1984_Web_Mercator_Auxiliary_Sphere



City of

PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100
PINELLAS PARK, FL 33780-1100



FLORIDA

PHONE • (727) 369-0700
FAX • (727) 544-7448

Please Respond To:

James W. Denhardt, City Attorney
Lauren Christ Rubenstein, Assistant City Attorney
Denhardt and Rubenstein, Attorneys at Law
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

January 22, 2020

Ms. Erica Lindquist
Planning & Development Review Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #20-003
Ordinance for Amendment to PUD 2017-2(R)

Dear Ms. Lindquist:

I have received and reviewed the above-referenced Ordinance for an Amendment to PUD 2017-2(R). I would approve of the Ordinance as to form and correctness.

Very truly yours,

James W. Denhardt
City Attorney

cc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Patrick Murphy, Deputy City Manager
Benjamin Ziskal, Community Development Administrator
Nick Colonna, Planning & Development Services Director

JWD/dh

20-003.01222020.LEL.Ord for Amend to PUD 2017-2R.wpd



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