



I. APPLICATION DATA

A. **Case Number:** PUD 2019-2, Z 2019-2

B. **Location:**

1. **Address:** 5050 Ulmerton Road, Pinellas Park, FL 33760

2. **Parcel Number:** 09-30-16-70992-100-0402

C. **Request:** Request for a PUD overlay with an underlying "B-1" General Commercial Zoning District Master Plan, for the conversion of an existing 88-room Hotel (Residence Inn) to a 74-unit Multi-Family Dwelling (apartment complex) use where eight units will be provided as affordable housing, with a request to rezone from "GO" General Office to "B-1" General Commercial Zoning District with a variance reducing the minimum off-street parking requirement from 114 to 103 spaces.

D. **Applicant:** PEG St. Petersburg Clearwater Property, LLC

E. **Agent:** Craig Bingham

F. **Legal Ad Text:** Request for a PUD overlay with an underlying "B-1" General Commercial Zoning District Master Plan, for the conversion of an existing 88-room Hotel (Residence Inn) located at 5050 Ulmerton Road to a 74-unit Multi-Family Dwelling (apartment complex) use, with a request to rezone from "GO" General Office to "B-1" General Commercial Zoning District with a variance from the minimum off-street parking requirement.

G. **Public Hearings:**

Planning and Zoning Commission Hearing Date: June 6, 2019

City Council Hearing Date: June 27, 2019

Deadline to send public hearing notices: Notices were sent May 17, 2019

Advertising deadline: Sent May 13, 2019 / Published May 17, 2019

II. BACKGROUND INFORMATION

A. **Site Area:** 135,471 square feet / 3.11 acres

B. **Property History:**

1. **Land Use Plan or Zoning Amendments:**

On October 24, 1985, City Council amended the Land Use Plan Map from "IL" (Light Industrial) to "CO" (Commercial Office). At that same meeting, City Council, as part of a rezoning encompassing the subject property as well as other properties, amended the Zoning Map from "B-1" (General Commercial), "CH" (Heavy Commercial) and "M-1" (Light Industrial) to "GO" (General Office). Subsequently, on August 13, 1992, City Council amended the Land Use Map from "CO" to "CG" (Commercial General).

2. **Previous Permits and Development:**

According to the records of the Pinellas County Property Appraiser, the existing Residence Inn was constructed in 1986.

3. Previous Variances, Waivers:

On November 25, 1997, City Council approved MS 1998-2 a waiver of the landscape buffering requirements along the west and south property lines (to eliminate an otherwise required six-foot high masonry wall or permanent evergreen planting screen).

C. Existing Use: Hotel (88 rooms)

D. Proposed Use: Multi-Family Dwellings (74 dwelling units)

E. Current Zoning District: "GO" General Office

F. Proposed Zoning District: "B-1" General Commercial

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 in order 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.

2. Staff Analysis:

The current use of the property, a hotel, is an existing nonconforming use in the "GO" Zoning District. The proposed conversion to multi-family is neither a permitted use nor a conditional use in the District. The proposed "B-1" District would allow multi-family dwellings as a permitted use and, at the sole discretion of City Council, at a density of up to 24 units per acre as an incentive to develop affordable housing, subject to location criteria and development approval requirements.

The proposed "B-1" Zoning District is consistent with the surrounding properties to the north, east and south, and would not be incompatible with those properties to the west. As such, the proposed rezoning to "B-1" would be appropriate.

G. Current Land Use: CG (Commercial General)

1. Land Use Purpose / Intent:

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 – Residential Use - Shall not exceed twenty-four (24) dwelling units per acre.

3. Staff Analysis:

The existing hotel (temporary lodging) is a primary use within the CG Land Use category. However, residential uses, such as the proposed multi-family dwellings, are a secondary use within the CG Land Use category.

The applicant intends to convert the existing 88 hotel rooms into 74 rental apartments. This would result in a density of 23.79 dwelling units per acre, which would be in compliance with the maximum density of 24 dwelling units per acre.

H. **Proposed Land Use:** CG (Commercial General)

I. **Flood Zone:** The property is located in Flood Zone X, which is not a high-risk flood zone.

J. **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.

K. **Vicinity Characteristics:**

| | Zoning | Land Use | Existing Use |
|-------|-----------|----------|-----------------------------------|
| North | B-1 | R/OG | NAPA Auto Parts, Wells Fargo |
| South | M-1 / B-1 | CG | TownePlace Suites |
| East | B-1 | CG | TownePlace Suites, Shell/Circle K |
| West | M-1 | CG | Stormwater Facility |

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.1.13.2

Promote, through the use of development regulations, innovative designs, variety of housing types and densities, clustering of units, supportive accessory uses, transportation alternatives, optimal use of landscaping and buffering, and a system of active and passive open space.

POLICY LU.1.13.3

The land development code may allow a density bonus for affordable housing developments, as defined in the Housing Element of the Comprehensive Plan, subject to development guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Land

| | |
|-------------------------|--|
| | <i>Development Code and the site plan review process. Subject to the above constraints and considerations, any density bonus allowed for an affordable housing development shall not exceed 50 percent of the allowable density on a property as determined by the Future Land Use Map or the applicable land development regulations, whichever is more restrictive. Where a density bonus is allowed for an affordable housing development, the allowable floor area permitted for the underlying use is not required to be reduced. A density bonus shall not be allowed for affordable housing developments located within the Coastal Storm Area.</i> |
| <i>POLICY LU.1.13.6</i> | <i>Encourage infill residential development that is consistent and compatible with surrounding land uses.</i> |
| <i>POLICY LU.1.14.4</i> | <i>Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.</i> |
| <i>OBJECTIVE H.1.1</i> | <i>The City will support the provision of an adequate supply of dwelling units in a variety of types, locations and costs to meet the current and projected housing needs of all residents.</i> |
| <i>POLICY H.1.1.1</i> | <i>Through the land use plan and zoning regulations, the City shall continue to support a land use pattern and land use decisions that provide for diverse housing opportunities and choices at varying densities and locations, while ensuring the provision of adequate public services, utilities, and amenities.</i> |
| <i>POLICY H.1.1.2</i> | <i>Through utilization of Planned Unit Developments, subdivision regulations, and other provisions of the Land Development Code, the City shall continue to encourage innovative housing development techniques that contribute to livability, mobility, cost efficiency, sustainability, and sound construction principles.</i> |
| <i>OBJECTIVE H.1.3</i> | <i>The City will encourage the provision of an adequate supply of affordable and workforce housing that is affordable to extremely low-, very low-, low-, moderate-, and middle-income households</i> |
| <i>POLICY H.1.3.1</i> | <p><i>Affordable and workforce housing units are those serving households whose income does not exceed the limits specified below, with no more than 30% of household income expended on housing costs.</i></p> <ul style="list-style-type: none"> <i>a. Extremely low income – 30% of adjusted area median income</i> <i>b. Very low income – 50% of adjusted area median income</i> <i>c. Low Income – 80% of area median income</i> <i>d. Moderate Income – 120% of area median income</i> <i>e. Middle Income/Workforce Housing – 150% of area median income</i> |
| <i>POLICY H.1.3.3</i> | <p><i>The following criteria will be used in determining preferred locations for affordable and workforce housing development:</i></p> <ul style="list-style-type: none"> <i>a. The proposed development is located in proximity to places of employment.</i> <i>b. A mode of transportation other than privately-owned vehicles (e.g., a bus stop) is available or will be available within walking distance of the proposed development.</i> <i>c. The proposed development is located in proximity to neighborhood services such as a grocery store, pharmacy, or bank.</i> <i>d. There is adequate infrastructure to serve the proposed development;</i> <i>e. The proposed development is located outside the Coastal Storm Area</i> |
| <i>POLICY H.1.3.6</i> | <i>A density bonus shall be available for affordable housing developments, subject to development guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Land Development Code and the site plan review process. Subject to the above constraints and considerations, any density bonus allowed for an affordable housing development shall not exceed 50 percent of the allowable density on a</i> |

property as determined by the Future Land Use Map or the applicable land development regulations, whichever is more restrictive. Where a density bonus is allowed for an affordable housing development, the allowable floor area permitted for the underlying use is not required to be reduced. A density bonus shall not be allowed for affordable housing developments located within the Coastal Storm Area.

2. Staff Analysis:

The surrounding area is comprised of commercial and industrial uses and is devoid of any residential use. The nearest residential neighborhood is the Mariners Cove Mobile Home Park approximately 0.56 miles away to the west. To the north, south and east the nearest residential neighborhoods are approximately 0.87, 1.95 and 1.35 miles away as the crow flies, respectively. The area has not been developed with the requisite amenities that are typical of a residential neighborhood such as parks, libraries or schools. Specifically with regard to parks, and as depicted in the attached Park Proximity Map (Exhibit I), the nearest City park (Freedom Park) is over two miles away from the subject property.

The proposed conversion of the existing commercial use (hotel) to multi-family dwellings (apartments) would not be consistent and compatible with surrounding land uses, nor would it achieve the noted objective of placing housing in proximity to amenities as required by Comprehensive Plan Objective LU.1.12 and Policy H.1.1.1. As the proposed use is not compatible with surrounding development, and specifically not compatible due to being a residential use, it would not only be inappropriate to approve the conversion to residential, but to also provide for a density bonus as part of a residential Planned Unit Development (PUD). Specifically, Policy H.1.3.6 discusses that the density bonus for affordable housing developments is subject to compatibility with surrounding development. As previously discussed, the project is located in an area that is otherwise devoid of residential uses as well as the requisite public amenities that would be typical for residential areas such as parks.

In addition to the above, the Comprehensive Plan discusses, as a part of multiple Objectives and Policies, the provision of a range of housing opportunities, types and choices, including the provision of affordable housing. This project would further these relevant Objectives and Policies with 74 “new” dwelling units being brought into the market as 31 studio/efficiency apartments, seven one-bedroom apartments, and 36 two-bedroom apartments.

It is further noted that of the above 74 dwelling units, four of the studio/efficiencies and four of the two-bedrooms are proposed to be provided as affordable housing. The applicant has indicated the following:

“On the affordable units per the county guidelines we would have to support rents that someone with 80% of AMI (or approx. 37,000 annual income) could afford. I would expect we would generally assume those same people would be renting the units.”

Accordingly, the proposed affordable housing units would be consistent with Pinellas County guidelines and the applicable correlating Objectives and Policies of the Comprehensive Plan. However, there are further Policies that govern the location of affordable housing as well as the density bonus available to projects incorporating affordable housing. Policy H.1.3.3 sets forth five criteria to be used in determining preferred locations for affordable housing, and the subject property is compatible with the majority of those criteria. Staff would note, however, that with regard to criterion “c,” while the subject property is within short walking distance of two banks (Wells Fargo and Fifth Third Bank), the nearest pharmacies are over one mile (CVS) and 1.5 miles (Walgreens) away, and the nearest grocery stores (Publix, Winn-Dixie, Aldi) are all at least 2.5 miles away as the crow flies with actual driving distances being longer. Accordingly, staff does not find that the proposed development would be located in proximity to neighborhood services as intended by the Comprehensive Plan Policy.

B. Land Development Code Standards:

1. Key Standards:

Sec. 18-1501.14. - CONSISTENCY WITH COMPREHENSIVE PLAN.

No development order or permit shall be issued which is not in conformity with the provisions of this Article and the Comprehensive Plan.

Sec. 18-1520.2. - DENSITY REGULATIONS.

As an incentive to develop mixed use developments or affordable housing on parcels assigned a Future Land Use 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.
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.
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 $\times 0.5 = 4.5$ 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.

(A) PERMITTED USES.

22. Dwellings, Multi-family, at a maximum density of twenty-four (24.0) units per acre in CG and CRD, (subject to regulations 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.

(E) MAXIMUM BUILDING HEIGHT. Height fifty (50) feet excluding mechanical and or elevator penthouse.

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.

Sec. 18-1529.8. - RESIDENTIAL PUD.

(C) DIMENSIONAL REGULATIONS.

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.

d. *Minimum Livable Floor Area.*

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

(D) 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.

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

(A) Residential.

3. Multi-family Dwellings: Two (2) per dwelling unit permitted for construction after November 13, 1986.

Sec. 18-1533.8. - LANDSCAPE REQUIREMENTS FOR SITES PROPOSING BUILDING OR VEHICULAR USE AREA EXPANSION.

- (A) If either building or vehicular use area is expanded by fifty (50) percent or more then the entire lot shall be brought into conformance with this Section. This Section does not apply to single-family, duplex or mobile home development.
- (B) If either building or vehicular use area is expanded by thirty-five (35) percent to forty-nine (49) percent then seventy-five (75) percent of the requirements shall be brought into compliance with this Section.
- (C) If either building or vehicular use area is expanded by twenty-five (25) percent to thirty-four (34) percent then fifty (50) percent of the requirements shall be brought into compliance with this Section.
- (D) If either building or vehicular use area is expanded by up to twenty-five (25) percent then twenty-five (25) percent of the requirements shall be brought into conformance with this Section.
- (E) The above fractions of compliance with the requirements of this Section shall be interpreted as follows:

| | | |
|----|--------------------------|-----|
| 1. | Streetscape Requirements | 25% |
| 2. | Perimeter Requirements | 25% |
| 3. | Interior Green | 25% |
| 4. | Other | 25% |

In addition, landscaping improvements shall be installed in the above order of impact. For example, if fifty (50) percent of the requirements must be met, then Streetscape and Perimeter buffering shall be installed first.

Sec. 18-1533.15. - REQUIRED STREETSCAPE BUFFERS.

For the purposes of this Section, streetscape shall consist of all greenspace area located within the front yard, and (when applicable) the secondary front yard.

(A) SINGLE-FAMILY, DUPLEX, AND MOBILE HOME (T-1) RESIDENTIAL USES.

3. Within the streetscape area located between the facade of the building and the right-of-way line, a landscape bed shall be established which is equal to two (2) square feet per linear foot of lot frontage. At least thirty (30) percent of the landscape bed shall contain groupings of perennial shrubs and ground cover.

(B) SINGLE-FAMILY ATTACHED, MULTI-FAMILY, MOBILE HOME PARKS (T-2) AND OTHER RESIDENTIAL USES.

1. A total landscaped area equal to at least five (5) square feet for each linear foot of lot frontage shall be required.

2. Such areas shall be required to contain one (1) tree for each fifty (50) linear feet of lot frontage, or fraction thereof. For lots located within the Community Redevelopment Area, this requirement shall be one (1) tree for each thirty-five (35) linear feet of lot frontage or fraction thereof.
3. In addition to (A)3. above, planting areas at least twenty (20) square feet in size containing groupings of shrubs, trees, etc. shall be placed intermittently along the facade of each dwelling unit or at the ends of each building. Such areas shall contain a minimum of three (3) shrubs and one (1) tree per dwelling unit, which may be achieved with one (1) or more planting areas per grade level dwelling unit.

Sec. 18-1537.1. - BOARD OF ADJUSTMENT.

- (B) The City Council is authorized to grant variances, provided the variances are associated with an application for conditional use or site plan review on the same property, or within the "Pinellas Park Medical District" map area as further described herein and that the property is not located within the Community Redevelopment Area.
- (D) The City may grant variances from the following provisions of this Article:
 3. Required quantities, including but not limited to, required landscape materials, parking spaces, vehicular stacking and loading spaces, and signs.

Sec. 18-1537.2. - VARIANCE REVIEW CRITERIA.

- (A) A variance from the terms of this Article shall not be granted unless and until a written application for a variance is submitted demonstrating:
 1. That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and
 2. That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article; and
 3. That the special conditions and circumstances do not result from the actions of the applicant; and
 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands or buildings in the same district; and
 5. That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and
 6. That the granting of the variance will be in harmony with the general intent and purpose of this Article, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Section 18-1539. - AMENDMENTS TO ARTICLE 15, "ZONING CODE" AND OFFICIAL ZONING MAP

Sec. 18-1539.3. - REVIEW CRITERIA.

- (A) For amendments to Article 15, the Planning and Zoning Commission and City Council shall be guided by the requirement that the amendment be consistent with the Comprehensive Plan.
- (B) For map amendments, the Planning and Zoning Commission and City Council shall be guided by the following considerations:
 1. Whether the available uses to which the property may be put are appropriate to the property under accepted planning practices in question and compatible with existing land uses and planned uses in the area.
 2. Whether the numerical and dimensional development requirements which govern the development of the property will sufficiently safeguard the integrity and character of the area.
 3. Whether the amendment will constitute a grant of special privilege to an individual owner.
 4. Whether there are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal within the service area involved.
 5. Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.
 6. Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.
 7. Whether the district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.

8. *Whether changed or changing conditions make the adoption of the proposed amendment necessary or appropriate, including but not limited to, substantial reasons that the property cannot be used in accordance with the existing zoning.*
9. *Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.*
10. *Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.*

2. Staff Analysis:

There are two aspects to this application. The first is the rezoning of the property from “GO” to “B-1” and the second is the establishment of the Residential Planned Unit Development (RPUD) on the property in conjunction with a change of use from hotel to attached dwellings and procurement of additional density. Both the proposed rezoning and the creation of the RPUD must be reviewed under the criteria set forth in Section 18-1539.3.

With regard only to the rezoning to “B-1,” staff has no objections and can find that the rezoning is compatible with the surrounding area and would not constitute a grant of a special privilege (three adjacent or functionally adjacent properties are already zoned “B-1”).

With regard to the establishment of the RPUD, staff does not believe that many of the applicable review criteria can be met. Specifically, the proposed residential use is incompatible with the existing land uses, there are inadequate provisions for schools and parks in the service area and, as previously discussed, the proposed amendment would be inconsistent with the Comprehensive Plan, and pursuant to Section 18-1501.14, no development order or permit shall be issued which is not in conformity with the provisions of this Article and the Comprehensive Plan.

There are a few other aspects of the Land Development Code that are applicable to the proposed RPUD and its denial. First, pursuant to the provisions of Section 18-1520.2., the maximum allowable density of 24 dwelling units per acre in the “B-1” District is permissible only if affordable housing is provided equal to 50 percent of the units above the base density. The base density of 15 dwelling units per acre would provide for 46 dwelling units, while 74 would be permissible at 24 dwelling units per acre for a difference of 28. Therefore, 14 of the proposed dwelling units are required to be rented in compliance with Pinellas County guidelines as affordable housing. Presently, the applicant does not meet the requirements of this Section as they are proposing only eight affordable housing units.

Second, pursuant to the provisions of Section 18-1529.1., an RPUD may be established at appropriate locations in accordance with the Comprehensive Plan and Land Development Code so that, in part, a creative approach may be taken for the redevelopment of older, smaller areas; so that more open space may be accomplished than would be possible through the strict application of the Code; and so that harmonious development of the site and the surrounding areas, community facilities, and traffic circulation can be encouraged. Staff finds that the proposed location is inappropriate for a RPUD and, as per the above criteria, the proposed development would not be in harmony with the surrounding area, nor will it result in more open space.

Additionally, Forward Pinellas, in conjunction with Pinellas County, the City of Pinellas Park, the City of Largo and the City of St. Petersburg, are in the process of developing the Pinellas Gateway / Mid-County Area Master Plan, also known as the Gateway Master Plan. This Master Plan identifies the intersection of Ulmerton Road and 49th Street N as being a “Commercial Gateway” (see Exhibit I) and further identifies the area in which the subject property is located as being part of a “Land Assembly and Employment Center,” which are a targeted group of parcels accessible from Ulmerton Road and US Highway 19 N for land assembly and larger employment uses (see Exhibit J). The proposed development is contrary to the identified intent of the Master Plan.

Finally, Section 18-1529.8 establishes specific provisions for the development of a RPUD as an alternative from the underlying zoning district. Among those provisions are rules governing minimum livable floor area and recreational facilities. With regard to minimum livable floor area, efficiency apartments should consist of a minimum of 500 square feet; however the proposed efficiency (studio) apartments will consist of only 492 square feet as a result of their existing size. With regard to recreational facilities, the property currently includes a clubhouse, swimming pool and basketball / tennis

court. While each of these existing internal amenities is proposed to remain as part of the proposed redevelopment, Council is also to consider the proximity of the development to existing or proposed public recreational facilities and, as previously discussed and as depicted in the Park Proximity Map (attached as Exhibit K) the nearest City park (Freedom Park) is over two miles away from the subject property.

In addition to the above, Section 18-1532.9(A) 3. establishes that multi-family dwellings are required to provide one off-street parking space per efficiency dwelling unit, 1.5 off-street parking spaces per one-bedroom dwelling unit, and two off-street parking spaces per two-bedroom dwelling unit. The proposal consists of 31 efficiency dwelling units (31 spaces), seven one-bedroom dwelling units (10.5 spaces), and 36 two-bedroom dwelling units (72 spaces). As such, a total of 114 off-street parking spaces are required; however only 100 parking spaces presently exist. The applicant has provided a parking study prepared by Walker Consultants (attached as Exhibit H) which makes the finding that the recommended parking supply to serve the development is 103 parking spaces. In accordance with this recommendation, the applicant would propose to eliminate an existing maintenance building on the property to provide an additional three off-street parking spaces and bring the total proposed parking to 103 spaces.

It is noted that while the applicants' consultants believe that 103 parking spaces are sufficient for the development, both the Police Department and Neighborhood Services Division do not share this position and have concerns as to the lack of parking and potential impacts on surrounding areas given the lack of potential overflow parking. This position is in-line with the intent of variance review criterion #6 which speaks to the requested variance not being "injurious to the area involved or otherwise detrimental to the public welfare." Furthermore, criterion #1 establishes that special circumstances need exist that are peculiar to the land or building involved and not applicable other lands or buildings, and criterion #2 establishes that a literal interpretation of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district. These criteria cannot be met as a similar scenario could exist on the adjacent property to the east/southeast should they too desire to convert from hotel to multi-family (criterion #1), and requiring the applicant to meet their parking requirement does deprive them of any right as this is required of other developments as well (criterion #2). Accordingly, staff finds that the requested variance cannot meet all of the review criteria.

Additionally, pursuant to Section 18-1533.8, if either building or vehicular use area is expanded by up to 25 percent then the streetscape requirements of the Code must be brought into conformance. As the vehicular use is being expanded to add three additional off-street parking spaces, the requirements of Section 18-1533.15 (C) must be met. Specifically, a total landscaped area of 1,710 square feet (five square feet per linear foot of lot frontage) with at least seven trees (one tree per 50 linear feet of lot frontage) and a continuous hedge shall be required. In addition, between the facade of the building and the right-of-way line a 684 square foot (two square feet per linear foot of lot frontage) landscape bed with at least 30 percent of the landscape bed containing groupings of perennial shrubs and ground cover, and planting areas at least 20 square feet in size containing groupings of shrubs, trees, etc. shall be placed intermittently along the facade of each dwelling unit or at the ends of each building. Such areas shall contain a minimum of three shrubs and one tree per dwelling unit, which may be achieved with one or more planting areas per grade level dwelling unit. Compliance would need to be demonstrated as a part of any building permit application for the conversion of the property.

C. Essential Services Issues:

1. Essential Services Review:

Public Works Divisions:

Public Works Administrator:

No objection

Construction Services:

Comments

"FDOT permit required due to significant change due to land use change. FDOT review of northern connection required. If approved by FDOT, then City waiver is required. Sidewalk required for connection to Ulmerton Road. There is no property association in place for this subdivision and there are common areas not maintained."

Utilities:

No objection

| | |
|---|-------------------------|
| Transportation & Stormwater: | No objection |
| Fire Department - Life Safety: | No objection |
| Police Department - Crime Prevention: | No objection / comments |
| <i>"At this time, I see no major issues with this request in regards to police matters other than how parking will obviously be an issue to look into as the application mentions. This will be the only full-time residential property in the area, so issues might be school bus routes and safe walking routes to schools."</i> | |
| Pinellas Park Water Management District: | No objection |
| Florida Department of Transportation: | No comments received |
| <u>Community Development Divisions:</u> | |
| Planning & Development Review Manager: | Objection / comments |
| <i>"No objection to the proposed rezoning to B-1, as it is consistent with adjacent zoning and appropriate for the area. However, the proposed residential use is inconsistent with the Comprehensive Plan and the Pinellas Gateway / Mid-County Area Master Plan (Gateway Master Plan)."</i> | |
| Building Development Division: | No objection / comments |
| <i>"Building has no issue with the PUD overlay however it should be noted that the project will need to meet the requirements of the 2017 FBC and in particular the required ADA access to the community building and pool along with separation requirements."</i> | |
| Neighborhood Services Division: | No objection / comments |
| <i>"The Neighborhood Services Division reviewed this property under CE Report #201900607. No violations were observed at the property and we have no objection to the PUD, however, we are concerned about the reduction in number of required parking spaces. With a reduction of spaces, if parking is to capacity, there is no place other than right-of-way for overflow parking. As Ulmerton Road and 49th Street are not suitable for parking that leaves only a small, private road on the west side of the property."</i> | |
| Community Redevelopment Area (CRA) Manager: | N/A |
| Planning & Development Services Director: | _____ |
| Community Development Administrator: | _____ |

2. Staff Analysis:

The development proposal has been reviewed by all relevant departments/divisions. While there were no objections, comments were received from both the Police Department and Neighborhood Services Division with regard to the variance to reduce the required off-street parking from 114 parking spaces to 103 parking spaces.

IV. SUMMARY

A. Findings:

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

1. That the subject property is 3.11 acres in size and located on the south side of Ulmerton Road, approximately 150 feet west of 49th Street North;
2. That the subject property is currently located within the "GO" General Office Zoning District and the Commercial General (CG) land use plan category;
3. That the development proposal includes the rezoning of the subject property to "B-1" General Commercial, which is compatible with the Commercial General (CG) land use plan category;



CITY OF PINELLAS PARK

Community Development Department
Planning & Development Services Division

Staff Report

ADDENDUM

Case Number: PUD 2019-2, Z 2019-2

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission at their June 6, 2019 meeting **RECOMMENDED APPROVAL** of Case # PUD 2019-2, Z 2019-2.

VI. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

4. That the development proposal would convert the existing 88-room hotel (Residence Inn) into a 74-unit multi-family (apartment) development with a density of 23.79 dwelling units per acre where a maximum density of 24 dwelling units per acre may be permitted;
5. That a minimum of 14 dwelling units are required to be rented in compliance with Pinellas County guidelines as affordable housing in order to obtain the maximum density of 24 dwelling units per acre, and the developer has included only eight affordable housing dwelling units with the proposal;
6. That the development proposal requires the provision of 114 off-street parking spaces; however the applicant has requested a variance to provide only 103 off-street parking spaces;
7. That the requested variance for off-street parking does not meet Section 18-1537.2 (A) 1;
8. That the requested variance for off-street parking does not meet Section 18-1537.2 (A) 2;
9. That the requested variance for off-street parking does not meet Section 18-1537.2 (A) 6;
10. That the development proposal is not consistent with Comprehensive Plan Objective LU.1.12;
11. That the development proposal is not consistent with Comprehensive Plan Policy LU.1.13.3;
12. That the development proposal is not consistent with Comprehensive Plan Policy LU.1.13.6;
13. That the development proposal is not consistent with Comprehensive Plan Policy LU.1.14.4;
14. That the development proposal is not consistent with Comprehensive Plan Policy H.1.1.1;
15. That the development proposal is not consistent with Comprehensive Plan Policy H.1.3.3;
16. That the development proposal is not consistent with Comprehensive Plan Policy H.1.3.6; and,
17. That pursuant to Land Development Code Section 18-1501.14, no development order or permit shall be issued which is not in conformity with the provisions of this Article and the Comprehensive Plan.

B. Staff Recommendation:

Consistent with the above identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **DENIAL** of case number PUD 2019-2, Z 2019-2.

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
- C. RECOMMEND DENIAL

VI. ATTACHMENTS

Exhibit A: Application with Legal Description

Exhibit B: Aerial Map

Exhibit C: Land Use Plan Map

Exhibit D: Zoning Map

Exhibit E: FIRM Map

Exhibit F: Site Photographs

Exhibit G: Site Plan

Exhibit H: Parking Study

Exhibit I: Gateway Master Plan: Eco-Industrial District

Exhibit J: Gateway Master Plan: US 19/Live Work

Exhibit K: Park Proximity Map

Exhibit L: Grocery Proximity Map

Exhibit M: School Proximity Map

Exhibit N: Draft P & Z Commission June 6 Meeting Minutes

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

FOR OFFICE USE ONLY

CASE #: PUD 2019 - 2 PZ MEETING: 5/2/19 @ CRA MEETING: 6/13/19

PLAT SHEET: _____ RELATED CASES: _____ RECEIPT NUMBER: _____

ZONING DISTRICT: _____ LAND USE DESIGNATION: _____ DATE RECEIVED: _____

REQUEST AND PROPERTY INFORMATION

REQUEST: Create Planned Unit Development as attached to this application. In congruence with converting the use of existing hotel into apartments.

Along side this application will be a rezone application for converting the use and eliminating 28 studio units and creating 14 2 bedroom units. Owner also request relief from 2:1 parking requirement by 48 parking stalls. Applicant also request Amendment to Land Use map Concurrent with PUD and Rezone

GENERAL LOCATION OF PROPERTY OR ADDRESS: 5050 Ulmerton Road.

PROPERTY SIZE (Acreage or Square Feet): 3.11 Acres, 135471 Square Feet

CURRENT USE, NUMBER AND TYPE OF BUILDINGS: 12 Buildings. 11 used for hotel rental and one used for clubhouse and check-in / check-out

Services

PARCEL NUMBER(S): 09-30-16-70992-100-0402

LEGAL DESCRIPTION: LOT 4&5, BLOCK _____, SUBDIVISION _____

OR METES AND BOUNDS DESCRIPTION (attach if lengthy): PINELLAS GROVES NE 1/4, SEC 9-30-16 PART OF LOTS 4 & 5 DESC FROM POINT ON S LINE OF LOT 4 & W R/W OF 49TH ST N TH N00D05'37"E 843.33FT TH N89D57'17"W 87.74FT FOR POB TH N89D57'17"W 306.8FT TH N26D11'57"W 302.84FT TH CUR RT RAD 145FT ARC 44.15 FT CB N17D28'33"W 43.98FT TH N00D02'38"E 86.43FT TH S89D57'22"E 342.03FT TH S00D05'37"W 200FT TH S89D 57'22"E 97.21FT TH S04D12' 43"E 200.56FT TO POB (Per County Parcel Map)

OWNER/APPLICANT INFORMATION

PROPERTY OWNER: PEG St. Petersburg Clearwater Property, LLC PHONE: (435) 215-5544

ADDRESS/CITY/ZIP: 180 N. University Ave. Suite 200, Provo, UT. 84601

AUTHORIZED AGENT: Craig Bingham PHONE: (385) 207-7226

ADDRESS/CITY/ZIP: 180 N. University Ave. Suite 200, Provo, UT. 84061

OTHER REPRESENTATIVE: _____ NONE _____ PHONE: (_____)

ADDRESS/CITY/ZIP: _____

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

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

PEG St. Petersburg Clearwater Property, 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:

5050 Ulmerton Road, Clearwater, FL 33760

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

PINELLAS GROVES NE 1/4, SEC 9-30-16 PART OF LOTS 4 & 5 DESC FROM POINT ON S LINE OF LOT 4 & W R/W OF 49TH ST N TH N00D05'37"E 843.33FT TH N89D57'17"W 87.74FT FOR POB TH N89D57'17"W 306.8FT TH N26D11'57"W 302.84FT TH CUR RT RAD 145FT ARC 44.15 FT CB N17D28'33"W 43.98FT TH N00D02'38"E 86.43FT TH S89D57'22"E 342.03FT TH S00D05'37"W 200FT TH S89D 57'22"E 97.21FT TH S04D12' 43"E 200.56FT TO POB (Per County Parcel Map)

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

Rezone, PUD Application, and Parking Variance of 48 parking Stalls

necessary to affect such application.

3. That the undersigned (has/have) appointed and (does/do) appoint NONE as (his/their) agent(s) to execute any petitions or other documents

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.

[Signature]
SIGNED (PROPERTY OWNER)

SIGNED (PROPERTY OWNER)

STATE OF Utah

COUNTY OF Utah

The foregoing instrument was acknowledged before me this March 27, 2019
(Date)

By Craig Bingham CFO
(Name of person acknowledging and title of position)

who is personally known to me or who has produced Personally Known
(Type of Identification)

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



(SEAL ABOVE)

STACY EMERINE
NOTARY PUBLIC
STATE OF UTAH
Commission Number 693275
My Commission Expires Jan 23, 2021

[Signature] Notary Public, Commission No. 693275

Stacy Emerine Name of Notary typed, printed or stamped)

City of Pinellas Park, Florida
APPLICATION FOR REZONING

FOR OFFICE USE ONLY

CASE # Z 2019-2 PZ MEETING: 5/2/19 CC/CRA MEETING: 6/13/19

PLAT SHEET: _____ RELATED CASES: _____ DATE RECEIVED: _____

ZONING DISTRICT: _____ LAND USE DESIGNATION: _____ RECEIPT NUMBER: _____

REQUEST AND PROPERTY INFORMATION

REQUEST: Rezone the property known as 5050 Ulmerton Road. to B-1 from its current Zoning as GO, for the purpose of converting the use from a hotel to Multi-Family Apartments. Owner will reduce unit count of property to 74 from 88 by converting 28 studios to 14 2 Bedrooms. Along side this application will be submitted a Planned Unit Development. Applicant is also requesting relief from required 2:1 parking ratio by 48 parking stalls. Applicant is also requesting Amendment to Land Use Map concurrent with PUD and Rezone.

GENERAL LOCATION OF PROPERTY OR ADDRESS: 5050 Ulmerton Road

PROPERTY SIZE (Acreage or Square Feet): 3.11 Acres or 135,471 Square Feet

CURRENT USE, NUMBER AND TYPE OF BUILDINGS: 12 Buildings, 11 used for Hotel Rental and one used for clubhouse and check-in/Check-out Services

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LEGAL DESCRIPTION: LOT 4&5, BLOCK _____, SUBDIVISION _____

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ADDRESS/CITY/ZIP: 180 N University Ave. Suite 200 Provo, UT. 84601

OTHER REPRESENTATIVE: NONE

PHONE: ()

ADDRESS/CITY/ZIP: _____

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

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

PEG St. Petersburg Clearwater Property, LLC

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

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

Rezone, PUD Application, and Parking Variance of 48 parking Stalls

necessary to affect such application.

3. That the undersigned (has/have) appointed and (does/do) appoint NONE as (his/their) agent(s) to execute any petitions or other documents

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.

[Signature]
SIGNED (PROPERTY OWNER)

[Signature]
SIGNED (PROPERTY OWNER)

STATE OF Utah

COUNTY OF Utah

The foregoing instrument was acknowledged before me this March 27, 2019

(Date)

By Craig Bingham CFO
(Name of person acknowledging and title of position)

who is personally known to me or who has produced

Personally Known
(Type of identification)

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



STACY EMERINE
NOTARY PUBLIC
STATE OF UTAH
Commission Number 693275
My Commission Expires Jan 23, 2021

(SEAL ABOVE)

[Signature] Notary Public, Commission No. 693275

Stacy Emerine
Name of Notary typed, printed or stamped)

EXHIBIT A

Legal Description

PARCEL 1:

Part of Lots 4 and 5, Pinellas Groves, and being situated in the Northeast 1/4 of Section 9, Township 30 South, Range 16 East, as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, and being more particularly described as follows:

Commence at the intersection of the South Line of said Lot 4 with the West right-of-way margin of 49th Street North; thence run North 00°05'37" East along said right-of-way margin for a distance of 843.33 feet to a point; thence run North 89°57'17" West for a distance of 87.74 feet to a point, said point being the True Point of Beginning; thence continue North 89°57'17" West for a distance of 306.80 feet to a point; thence run North 26°11'57" West for a distance of 302.84 feet to a point, said point being the point of a curve to the right having a radius of 145.00 feet and an arc distance of 44.15 feet; thence run along said curve to the right a chord bearing of North 17°28'33" West and a chord distance of 43.98 feet to a point; thence run North 00°02'38" East for a distance of 86.43 feet to a point on the South right-of-way margin of Ulmerton Road; thence run South 89°57'22" East along said right-of-way margin for a distance of 342.03 feet to a point; thence run South 00°05'37" West for a distance of 200.00 feet to a point; thence run South 89°57'22" East for a distance of 97.21 feet to a point; thence run South 04°12'43" East for a distance of 200.56 feet to a point and back to the True Point of Beginning.

PARCEL 2:

TOGETHER WITH Easements for access purposes, contained in Declaration of Ingress and Egress, Utilities and Drainage Easement recorded June 31, 1986 in Official Records Book 6161, Page 638, of the Public Records of Pinellas County, Florida.

PARCEL 3:

TOGETHER WITH Easements for drainage purposes, contained in Drainage Easement and Sewerage Easement recorded March 6, 1986 in Official Records Book 6181, Page 1344, and as affected by conveyance to Pinellas County recorded in Official Records Book 7890, Page 324, of the Public Records of Pinellas County, Florida.

PARCEL 4:

TOGETHER WITH Easements for Storm Water Drainage and Retention purposes, contained in Declaration of Drainage Easement recorded June 31, 1986 in Official Records Book 6161, Page 641, of the Public Records of Pinellas County, Florida.

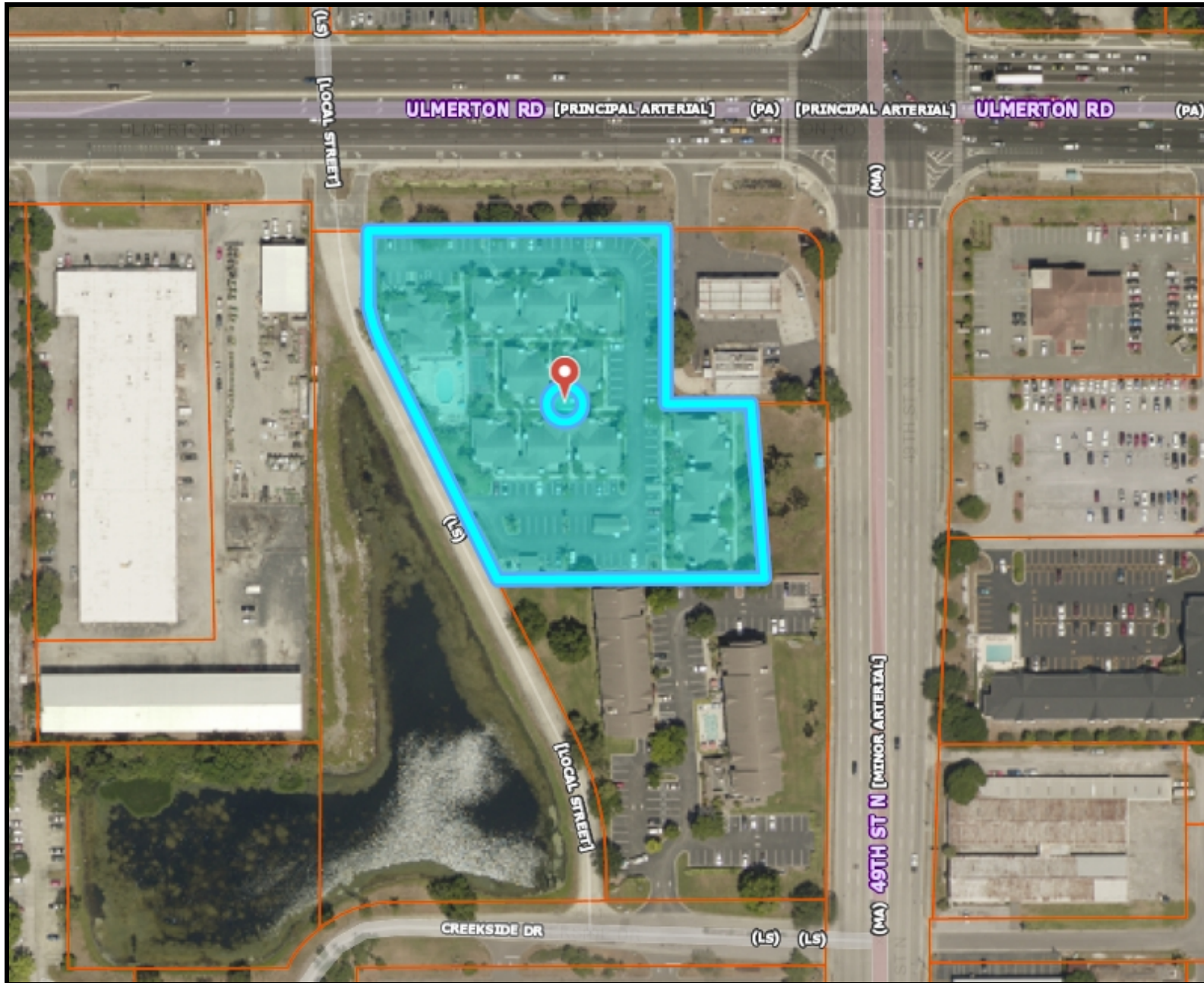
PARCEL 5:

TOGETHER WITH Easements for sewer purposes, contained in Drainage Easement and Sewerage Easement recorded March 6, 1986 in Official Records Book 6181, Page 1344, and as affected by conveyance to Pinellas County recorded in Official Records Book 7890, Page 324, of the Public Records of Pinellas County, Florida.

Aerial Map

Legend

- Centerlines
- Centerline Classes
 - Principal Arterial
 - Minor Arterial
 - Collector
 - Minor Collector
 - Local Major Street
 - Local Street
- Parcel Lines



188.1 0 94.04 188.1 Feet

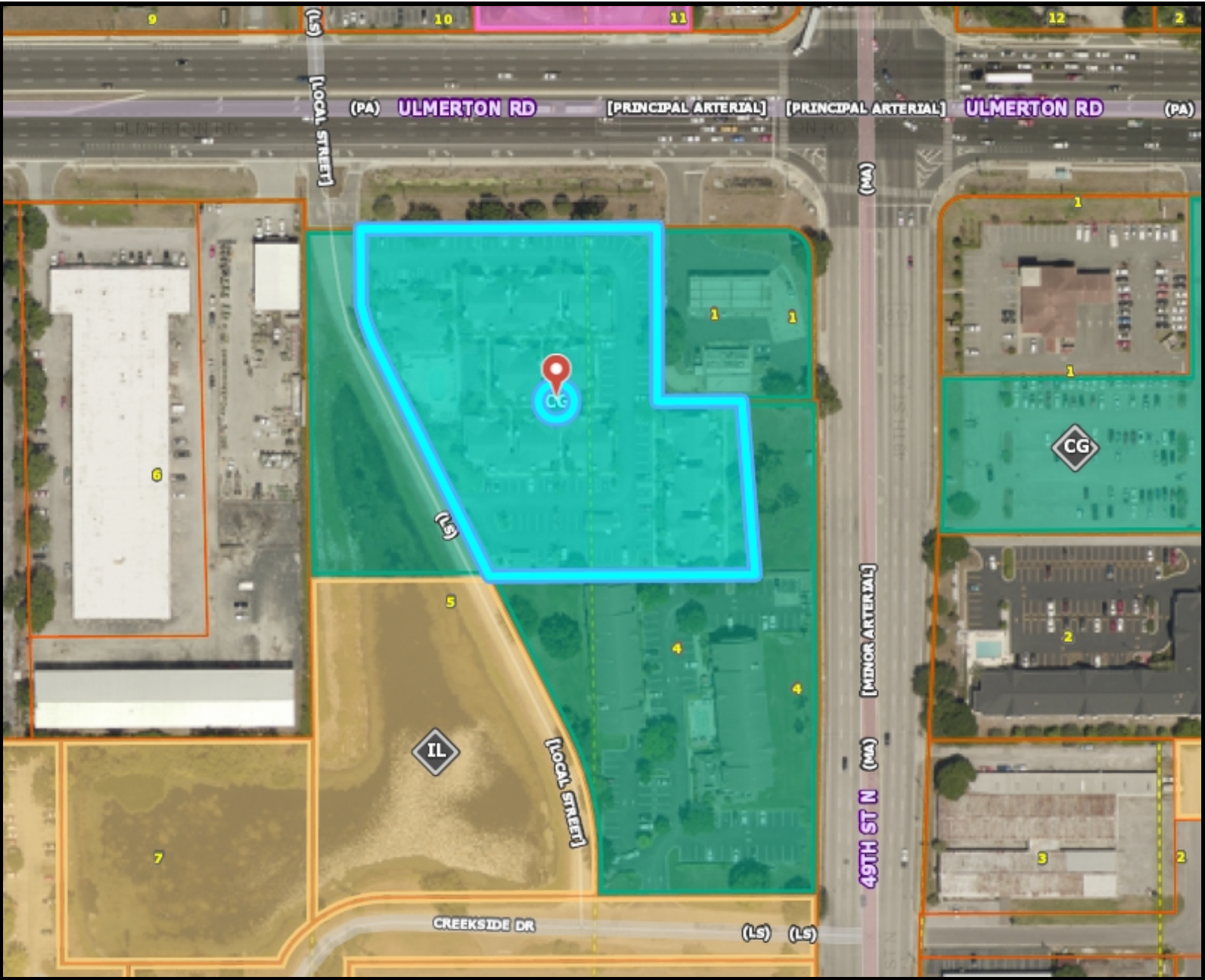
1: 2,257

Notes:



Land Use Map

Exhibit C: Land Use Map
Legend



188.1 0 94.04 188.1 Feet

1: 2,257

Notes:

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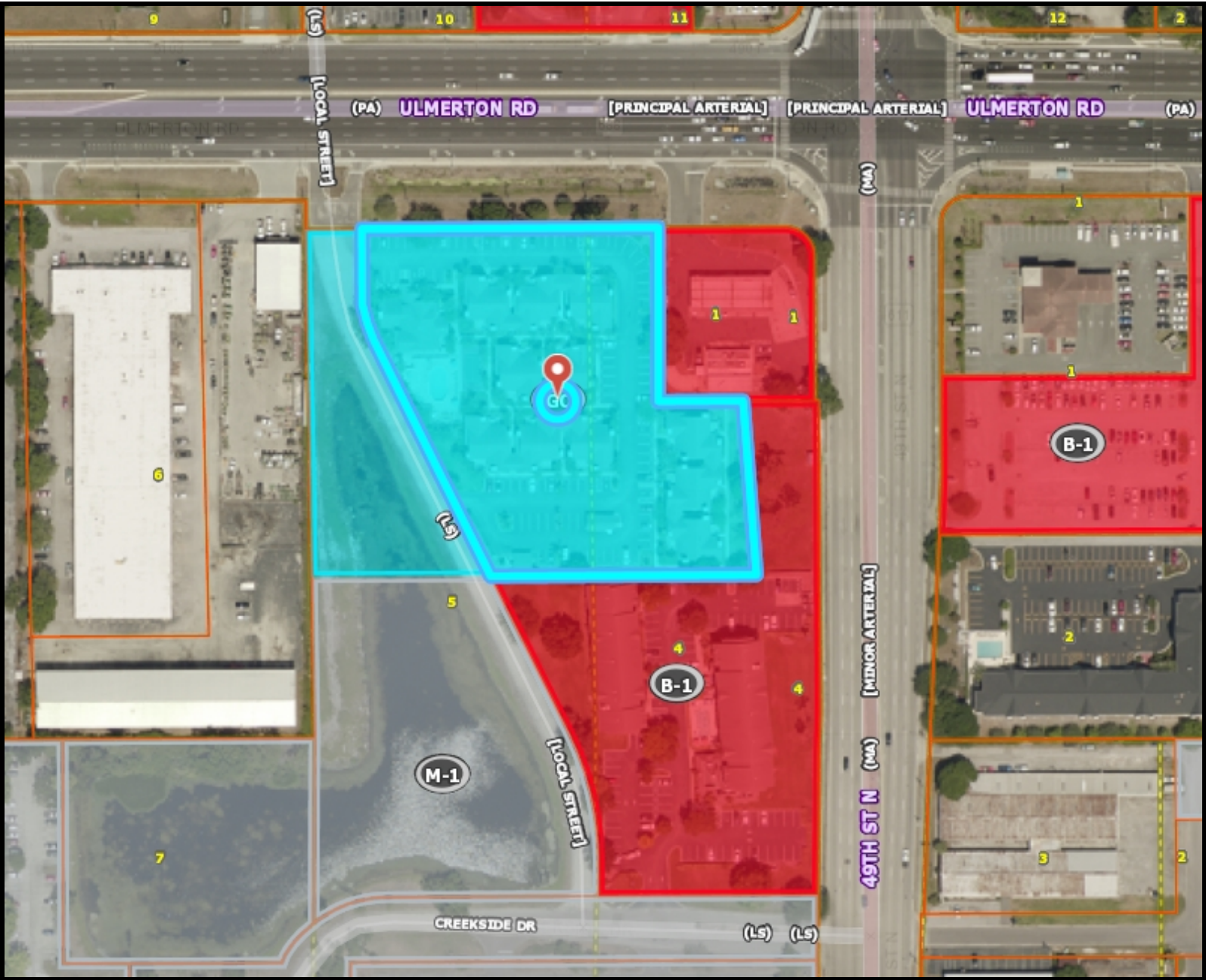


- Centerlines
- Centerline Classes
 - Principal Arterial
 - Minor Arterial
 - Collector
 - Minor Collector
 - Local Major Street
 - Local Street
- Land Use Borders
 - Commercial General - CG
 - Commercial General (Residential Medium) -
 - Commercial Neighborhood - CN
 - Community Redevelopment District - 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

Zoning Map

Exhibit D: Zoning Map

Legend



188.1 0 94.04 188.1 Feet

1: 2,257

Notes:

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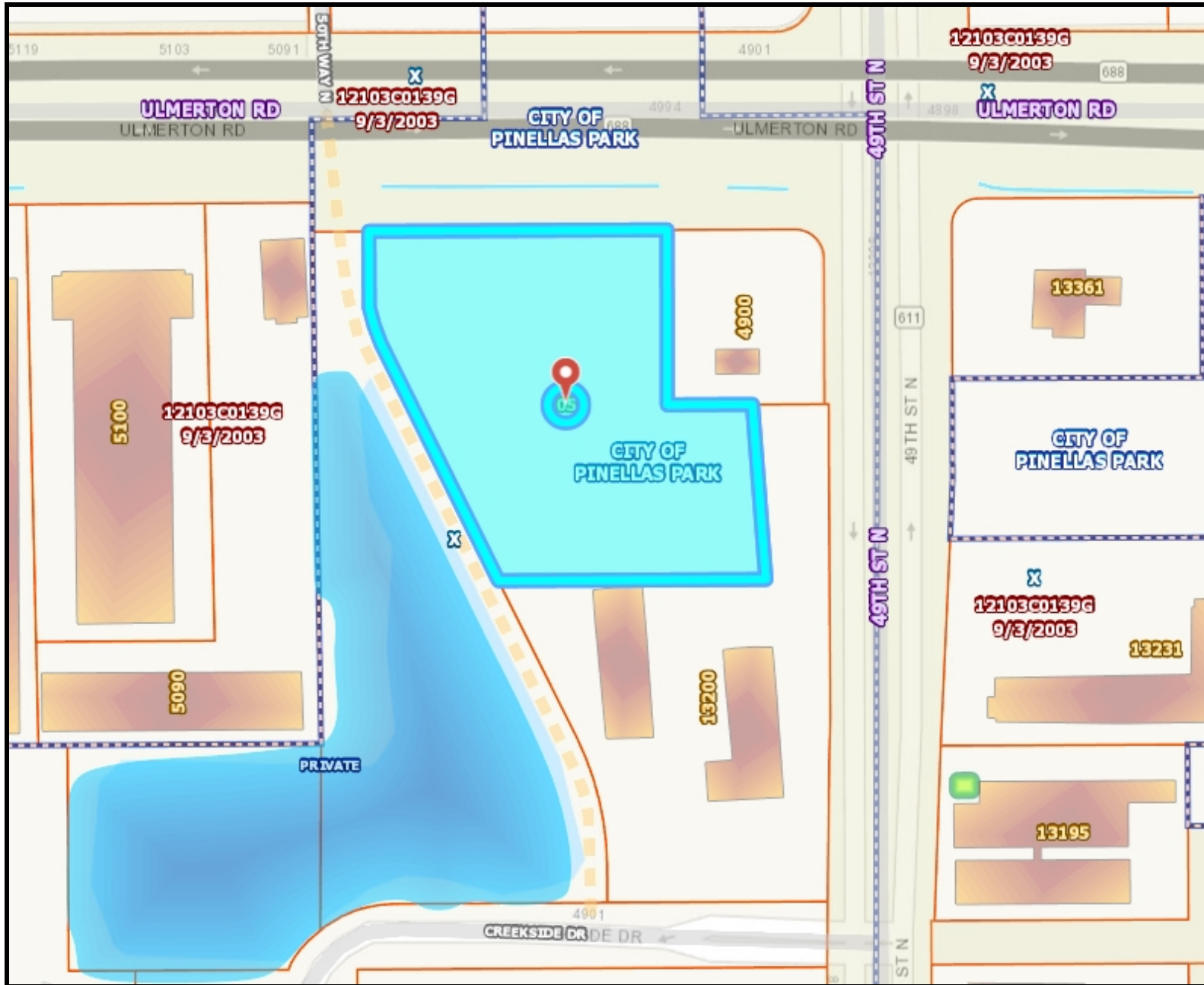
- Centerlines
- Centerline Classes
- Principal Arterial
 - Minor Arterial
 - Collector
 - Minor Collector
 - Local Major Street
 - Local Street
- Zoning Borders
- General Commercial - B-1
 - Heavy Commercial - CH
 - Commercial Neighborhood - CN
 - Commercial Planned Unit Development - CPUD
 - Farm - F
 - General Office - GO
 - Heavy Industrial - IH
 - Industrial Planned Unit Development - IPUD
 - 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 - CPUD

Exhibit E: FIRM Map

FIRM Map

Legend

- ✕ Master Address Points
- Centerlines
- Private Roads
- Channels
 - Channel
 - Ditch
- Building Footprints
- Waterbodies
 - DRY
 - WET
- Pinellas Park
- Rights of Way
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
 - Bridge
 - Culvert
 - Weir
 - Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- 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)
- Parcel Lines



188.1 0 94.04 188.1 Feet

1: 2,257

Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere



Exhibit F: Site Photos



Looking southeast Ulmerton Road entrance toward subject property.



Looking southwest into subject property from the northeast corner of the site.



Looking southwest toward the adjacent private road from the southwest corner of the site.



Looking north along the private road from the southwest corner of the site.

Exhibit G: Site Plan

REFERENCE NOTES

- 1. EXISTING UNITS TO REMAIN IN EXISTING CONFIGURATION. UNITS TO BE RENOVATED TO MEET CODE REQUIREMENTS AND TO RECEIVE NEW FINISHES.
- 2. GROUND FLOOR EXISTING UNITS TO BE COMBINED TO CREATE TWO "2-BEDROOM" UNITS; SEE EXAMPLE ENLARGED PLAN ON THIS SHEET. UNITS TO BE RENOVATED TO MEET CODE REQUIREMENTS AND TO RECEIVE NEW FINISHES.
- 3. 2 UNITS IN THIS BUILDING WILL BE DESIGNATED AS AFFORDABLE HOUSING.
- 4. EXISTING CLUBHOUSE TO BE RENOVATED; NEW FINISHES AND MINOR UPGRADES TO PROVIDE NEW AMENITIES SPECIFICALLY ASSOCIATED WITH APARTMENT HOUSING.
- 5. EXISTING PARKING TO REMAIN.
- 6. ONE "STUDIO" UNIT TO BE RENOVATED TO MEET ADA REGULATIONS AND DESIGNATED AS TYPE A UNIT.
- 7. ONE "2-BEDROOM" UNIT TO BE RENOVATED TO MEET ADA REGULATIONS AND DESIGNATED AS TYPE A UNIT.

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

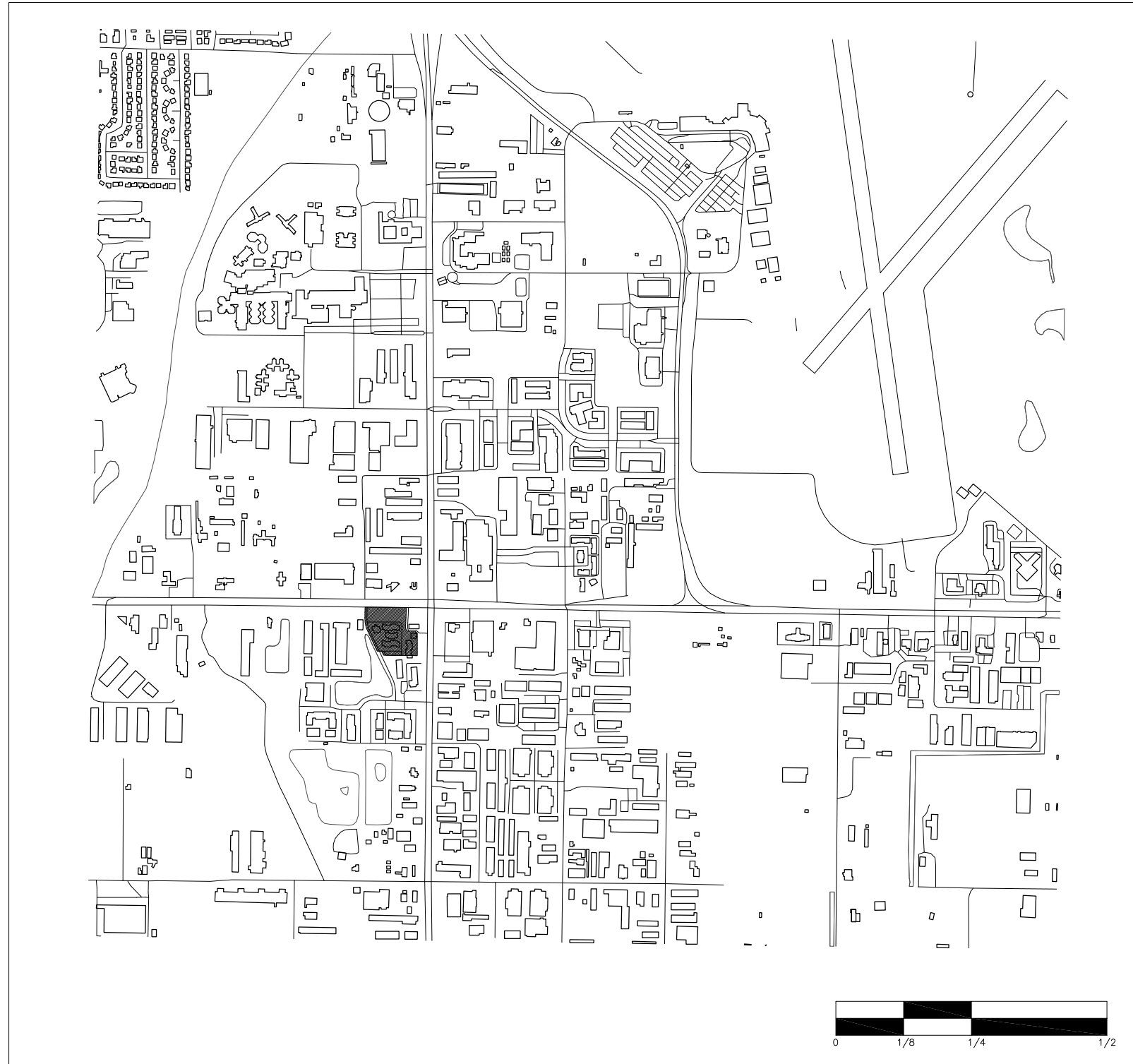
RESIDENCE INN APARTMENT CONV.
5050 Ulmerton Road
CLEARWATER, FL 33760
SCHEMATIC DESIGN

SEAL

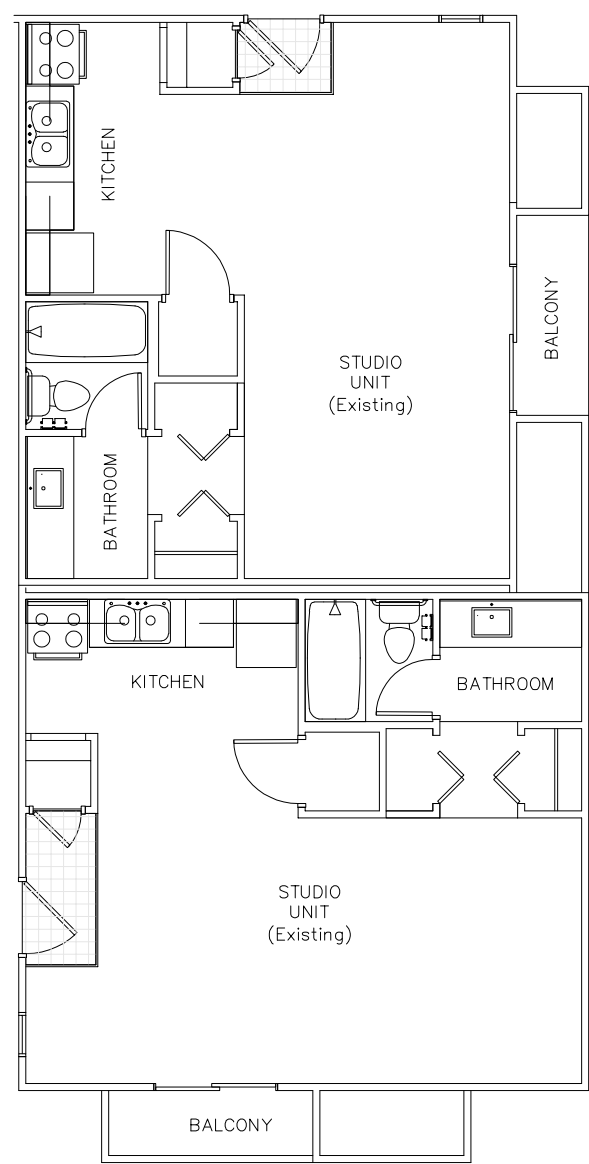
PROJECT # 19008
DATE STATUS
03/12/2019 CITY REV.

SITE
PLAN

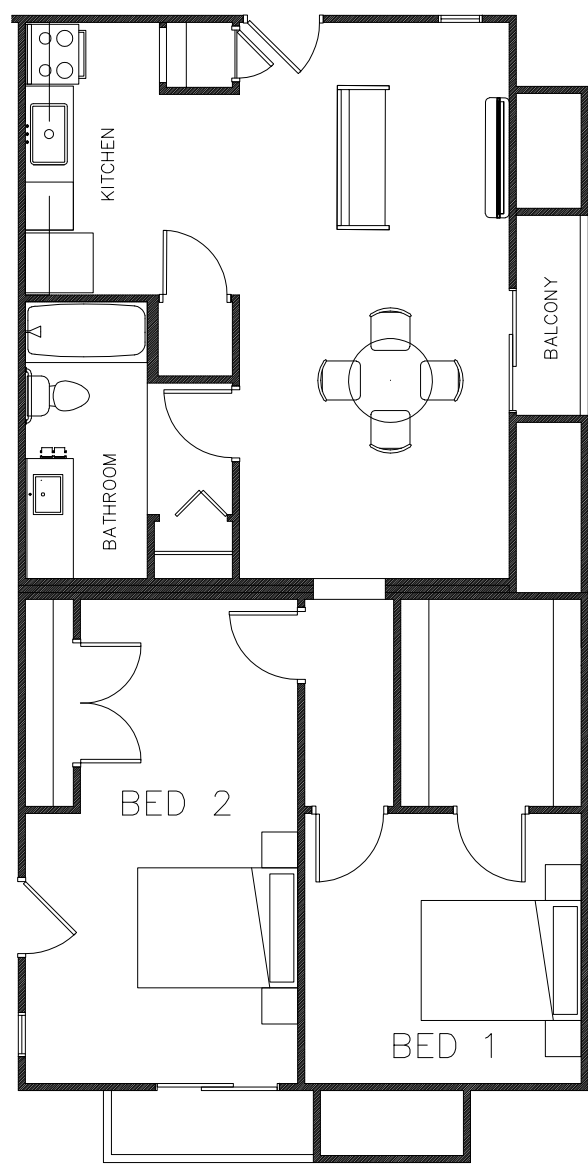
AS101



B1 VICINITY MAP
SCALE: 1" = 1/4 MILE



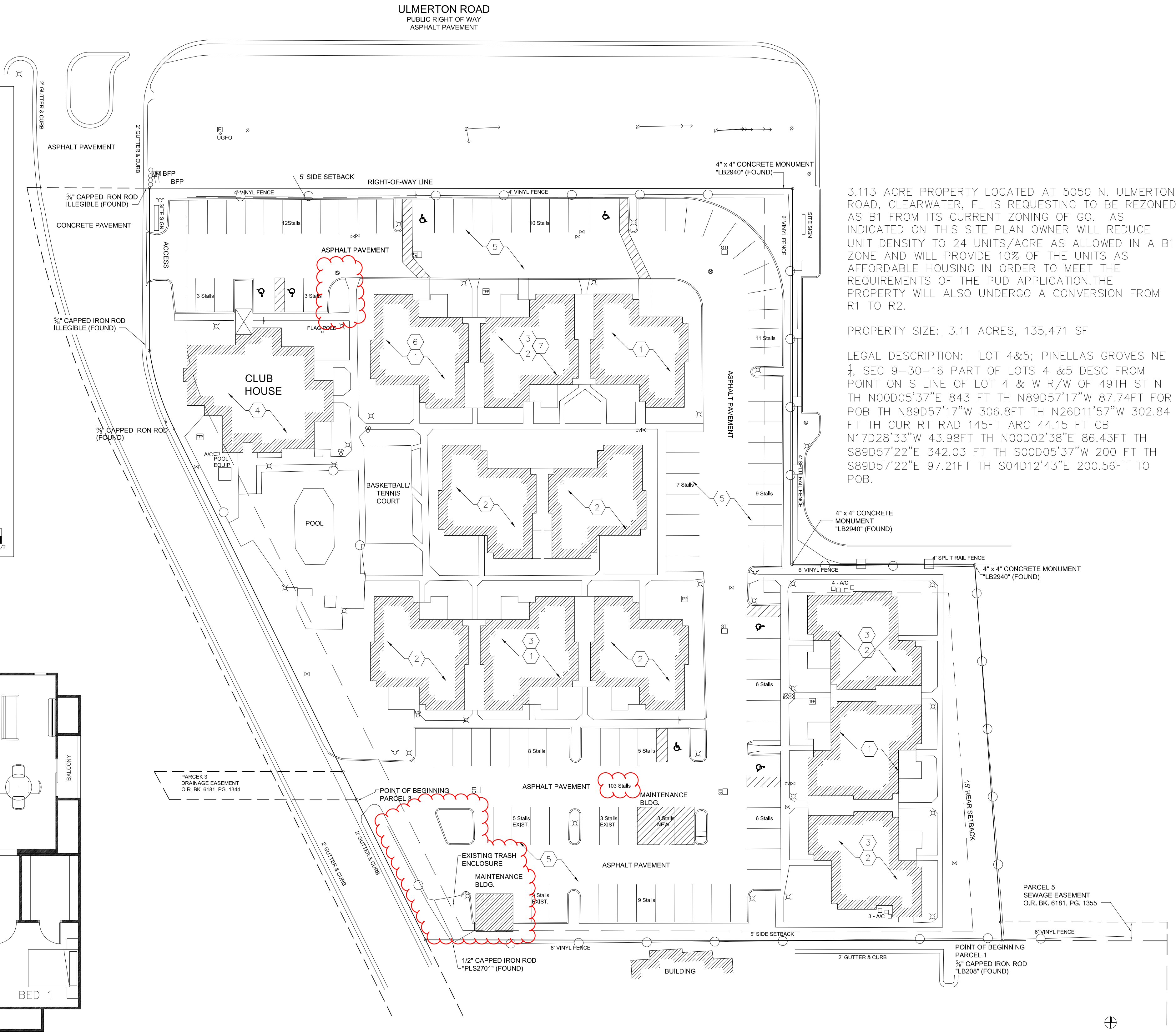
A1 EXISTING PLAN
SCALE: 1/8" = 1'-0"



A2 CONVERSION PLAN
SCALE: 1/8" = 1'-0"

IN AN EFFORT TO REDUCE THE UNIT DENSITY ON SITE TO 24 UNITS/ACRE, 28 OF THE 88 EXISTING UNITS WILL BE COMBINED WITH THE ADJACENT UNIT ON THE GROUND FLOOR TO CREATE 2 BEDROOM UNITS AS INDICATED ABOVE. THIS EFFECTIVELY REDUCES OUR UNIT COUNT TO 71 UNITS ON 3.113 ACRES. OF WHICH 10% (8 UNITS) WILL BE PROVIDED AS AFFORDABLE HOUSING (4 STUDIOS, 4 2-BEDROOMS)

| UNIT TYPES/ AREA | |
|------------------------------|--------|
| STUDIO UNIT: | 492 SF |
| ONE BEDROOM LOFT UNIT: | 670 SF |
| TWO BEDROOM CONVERSION UNIT: | 951 SF |



3.113 ACRE PROPERTY LOCATED AT 5050 N. ULMERTON ROAD, CLEARWATER, FL IS REQUESTING TO BE REZONED AS B1 FROM ITS CURRENT ZONING OF GO. AS INDICATED ON THIS SITE PLAN OWNER WILL REDUCE UNIT DENSITY TO 24 UNITS/ACRE AS ALLOWED IN A B1 ZONE AND WILL PROVIDE 10% OF THE UNITS AS AFFORDABLE HOUSING IN ORDER TO MEET THE REQUIREMENTS OF THE PUD APPLICATION. THE PROPERTY WILL ALSO UNDERGO A CONVERSION FROM R1 TO R2.

PROPERTY SIZE: 3.11 ACRES, 135,471 SF

LEGAL DESCRIPTION: LOT 4&5; PINELLAS GROVES NE 1/4 SEC 9-30-16 PART OF LOTS 4 & 5 DESC FROM POINT ON S LINE OF LOT 4 & W R/W OF 49TH ST N TH N00D05'37"E 843 FT TH N89D57'17"W 87.74FT FOR POB TH N89D57'17"W 306.8FT TH N26D11'57"W 302.84 FT TH CUR RT RAD 145FT ARC 44.15 FT CB N17D28'33"W 43.98FT TH N00D02'38"E 86.43FT TH S89D57'22"E 342.03 FT TH S00D05'37"W 200 FT TH S89D57'22"E 97.21FT TH S04D12'43"E 200.56FT TO POB.

A3 SITE PLAN
SCALE: 1/32" = 1'-0"



MEMORANDUM
RESIDENCE INN PARKING STUDY

PROJECT #15-2317.00

DATE: March 28, 2019
TO: Nick Weaver
COMPANY: PEG Companies
ADDRESS: 180 N. University Avenue, Suite 200
CITY/STATE: Provo, UT
COPY TO: Tom Sobczak, Jim Corbett, Emily Krueger, Steffen Turoff, Larry Curtis
FROM: Tania Schleck
PROJECT NAME: Residence Inn Parking Study,
Pinellas Park, Florida
PROJECT NUMBER: 15-2317.00

BACKGROUND

PEG Companies (PEG) is proposing the conversion of the existing Residence Inn hotel at 5050 Ulmerton Road in Pinellas Park, Florida into apartment units. The current property amenities including the pool, fitness center, clubhouse, and laundry facilities will be maintained. The plan is to convert the 88 existing hotel suites into 74 apartment units (28 of the units will be combined to make 14 two-bedroom units).

Pinellas Park Zoning Code Section 18-1532.9 requires a minimum of two parking spaces for each residential unit. Walker has observed that in the fields of city planning, transportation, and real estate parking requirements in towns and cities are being reevaluated for accuracy and appropriateness. PEG has engaged Walker Consultants (Walker) to prepare a parking needs analysis to evaluate and recommend a parking ratio for the proposed Residence Inn conversion project.

SCOPE OF SERVICES

Pinellas Park City Code Section 18-1532.5 states that the City may approve a parking needs analysis that includes at least one of four analytic tasks. Walker, PEG, and the City of Pinellas Park conducted a conference call Tuesday March 19, 2019 to discuss the requirements of the parking needs analysis for the Residence Inn conversion project. As a result of this discussion, two tasks were requested:

1. Pertinent industry standards published by Urban Land Institute (ULI), Institute of Transportation Engineers (ITE), and others including parking requirements and parking generation for similarly sized residential projects.
2. Two comparable properties and performance of data collection including parking capacity, number of occupied units, and parking demand during anticipated peak.

KEY FINDINGS

Walker's key findings from the parking needs analysis are summarized as follows, and discussed in further detail in the subsequent sections of this memorandum:

- The ULI *Shared Parking* Third Edition-recommended parking ratio for studio apartments is 1 space per unit which is half the ratio required per City of Pinellas Park Zoning Code (2 spaces per unit). The ULI-recommended base parking ratio for one-bedroom units is 1.05 spaces per unit.
- Based on Walker's analysis of the program using the proprietary Model based on *Shared Parking* Third Edition, the recommended parking supply to serve the development is 103 parking spaces.
- ITE *Parking Generation Manual* Fifth Edition found that based on field observations of parking demand, the average parking demand of low-rise multi-family housing developments was 0.66 parked vehicles per bedroom and 1.22 parked vehicles per occupied dwelling unit.
- The parking demand ratios Walker observed at comparable properties ranged between 0.64 parked vehicles per occupied unit to 1.12 parked vehicles per occupied unit, which are below the parking supply ratio Walker recommends for the Residence Inn project (1.39 spaces/unit).

TASK 1 – PARKING RATIOS FOR RESIDENTIAL UNITS - INDUSTRY STANDARDS

Walker researched residential parking ratios of industry standard publications as compared to the parking standards per City of Pinellas Park Zoning Code Section 18-1532.9. City Code requires that 2 parking spaces per residential unit are provided.

ULI PARKING STANDARDS

The Urban Land Institute (ULI)/International Council of Shopping Center (ICSC) *Shared Parking* Third Edition recommended base parking ratios are informed by thousands of field parking occupancy studies performed by dozens of parking and transportation professionals. These ratios have been vetted by a team of consultants who specialize in parking demand analyses and who mutually agreed upon the use of these ratios prior to the publication of the Third Edition of *Shared Parking*.¹ This book's recommended parking ratios aim to represent the peak accumulation of vehicles at the peak hour on a design day for that land use (85th percentile of observed peak-hour accumulations).

Simply put, the base parking demand ratios represent how many spaces should be supplied to each use if the spaces are unshared, and the project is located in a suburban context where the driving ratio is at or near 100 percent.

The base parking ratios recommended in *Shared Parking* for residential units are displayed in Table 1 on the following page. Base parking generation ratios, representing weekday and weekend conditions, are taken verbatim from the forthcoming Third Edition of *Shared Parking*.

The peak base parking ratio for studio apartments is 1 space per unit, which is half the ratio required per City of Pinellas Park Zoning Code (2 spaces per unit). The peak base parking ratio for one-bedroom units is 1.05 spaces per unit.

¹ *Shared Parking*, Third Edition. Washington DC: ULI-The Urban Land Institute, 2019 (forthcoming).

Table 1: ULI- Recommended Base Parking Ratios - Apartments

| Land Use | Weekday | | | Weekend | | | Unit |
|-------------|---------|----------|-------------|---------|----------|-------------|----------|
| | Guest | Resident | Total | Guest | Resident | Total | |
| Studio | 0.10 | 0.85 | 0.95 | 0.15 | 0.85 | 1.00 | Per unit |
| 1 bedroom | 0.10 | 0.90 | 1.00 | 0.15 | 0.90 | 1.05 | Per unit |
| 2 bedrooms | 0.10 | 1.65 | 1.75 | 0.15 | 1.65 | 1.80 | Per unit |
| 3+ bedrooms | 0.10 | 2.50 | 2.60 | 0.15 | 2.50 | 2.65 | Per unit |

Source: Walker Consultants, 2019. *Shared Parking Third Edition (forthcoming)*, 2019.

RECOMMENDED PARKING SUPPLY ANALYSIS

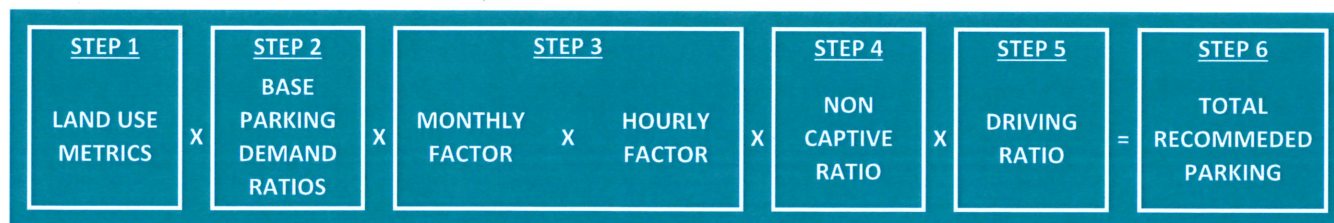
Walker utilized the standards specified in ULI/ICSC *Shared Parking* to evaluate the recommended parking supply for the Residence Inn project. The parking model generates 456 parking demand computations as follows:

- 19 hours during a day, beginning at 6 a.m. and concluding at 1 a.m.
- 2 days per week, a weekday and a weekend day
- 12 months of the year
- $19 \times 2 \times 12 = 456$ different calculations

The recommended parking capacity is derived based on the highest figure generated from these 456 computations. Therefore, the intent is to design for the busiest hour of the year, busiest day of the year, and busiest month of the year, at an 85th percentile level relative to similar properties.

The following graphic provides an illustrative view of the steps involved in the parking analysis.

Exhibit 1: Steps of Parking Analysis



Source: Walker Consultants, 2019.

For most land uses, shared parking is based on the 85th percentile of peak-hour observations, a standard espoused by the ITE, the NPA's Parking Consultants Council, and renowned parking planners. This 85th percentile is a significant and high threshold to meet in terms of supplying parking capacity in that it provides a parking supply that will not be needed by a majority of developments. The 85th percentile recommendation is informed by field data counts in the fourth edition of ITE's *Parking Generation* and this threshold represents the 85th percentile of peak-hour observations supplied during the study.²

² *Parking Generation*, Fourth Edition. Washington DC: Institute of Transportation Engineers, 2010.

STEP 1 LAND USE UNITS: BUILDING PROGRAM DESCRIPTION

The following program assumptions, provided to Walker by PEG Companies, were used in the analysis of parking needs.

- 74 Apartment Units
 - Studio – 31 units
 - One-bedroom – 7 units
 - Two-bedrooms (total) – 36 units
 - Penthouse – 22 units
 - Studio conversions – 14 units

STEP 2 APPLICATION OF BASE PARKING RATIOS

The next step in the analysis is the application of the base parking generation ratios. The parking ratios displayed in Table 1, above, were used for this analysis.

STEP 3 - PRESENCE FACTORS

After the Project's land uses have been quantified and standard or base parking generation ratios have been applied to these land use quantities, adjustments are made to account for parking demand variability by hour of day and month of year. This is referred to as a "presence" adjustment.

Presence is expressed as a percentage of peak potential demand modified for both time of day and month of the year. For the Residence Inn project, Walker used the Presence Factors recommended in *Shared Parking* Third Edition.

STEP 4 - NON-CAPTIVE ADJUSTMENT RATIO

A shared parking analysis recognizes that people often visit two or more land uses housed within the same development site, without increasing their on-site parking use. As the Residence Inn project only has one land use type (residential), non-captive adjustments do not apply.

STEP 5 - DRIVING RATIO ADJUSTMENT

A driving ratio adjustment is the percentage of residents that are projected to drive to the site in a personal vehicle, expressed as a ratio. This excludes all non-driving modes of transportation including shuttle bus, taxi, ride-hailing (Lyft/Uber), walking, and carpooling passengers.

According to 2013-2017 U.S. Census data (American Community Survey), 6% of the households within the zip code of the subject property (33760) do not have a vehicle available at the household. To account for the range of car ownership potential with a new development project, Walker applied a 97% drive ratio to the Residence Inn project.

RESULTS

Based on the results of the analysis, the recommended parking supply to serve the development is 103 spaces, as shown in Table 2.

Table 2: Recommended Parking Supply –Peak Demand (Weekend 10:00PM)

| Land Use | Project Data | | Weekend |
|-----------------------|--------------|-------|----------------------------|
| | | | Recommended Parking Supply |
| | Quantity | Unit | |
| Residential, Suburban | | | |
| Studio Efficiency | 31 | units | 26 |
| 1 Bedroom | 7 | units | 7 |
| 2 Bedrooms | 36 | units | 58 |
| Visitor | | | 12 |
| Total | | | 103 |

Source: Walker Consultants, 2019.

ITE PARKING GENERATION STANDARDS

Parking Generation is a publication of the Institute of Transportation Engineers (ITE), and serves as an educational tool for planners, transportation professionals, zoning boards, and others who are interested in estimating parking demand of a proposed development. The Fifth Edition of *Parking Generation* was recently released in January 2019.³ The manual is comprised of actual parking demand data collected in the field.

In prior editions of *Parking Generation*, the low-rise multi-family housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand between the rental and condominium sites within the ITE database.

Walker analyzed the data reported in *Parking Generation* with the following characteristics:

- Low rise multi-family
- Vehicle-centered access
- No nearby rail transit
- More than twenty studies completed⁴

Out of the above described sites, the average parking demand per bedroom on weekday between 11:00PM – 6:00AM was 0.66 parked vehicles per bedroom.⁵ On a weekday, between 11:00PM and 6:00AM, the average parking demand was 1.22 parked vehicles per occupied dwelling unit.⁶

³ *Parking Generation*, Fifth Edition. Washington DC: Institute of Transportation Engineers, 2019.

⁴ A 95% confidence interval is provided when more than 20 studies are completed.

⁵ 45 studies conducted, average of 215 bedrooms per study.

⁶ 77 studies conducted, average of 182 occupied dwelling units per study.

TASK 2 – ANALYSIS OF COMPARABLE PROPERTIES

Walker identified four comparable properties within ten miles of the Residence Inn project site and conducted field work at those properties. The data collection effort included an inventory of parking spaces on site and occupancy during projected busy demand periods. The key criteria for comparable property selection included:

- Within ten miles of the Residence Inn property
- More than half of the apartment units are studio or one-bedroom units
- Parking supply in the form of surface parking facilities
- Similar transit access to the Residence Inn property

Table 3, on the following page, shows the comparable properties and parking supply and demand data collected. Parking occupancy was observed at approximately 9:00PM on Tuesday March 26, 2019. The time of data collection was chosen as it is in the evening when most residents tend to be home and mid-week (Tuesday) as residents may be away on weekday vacations on Monday or Friday. Walker observed the surrounding on-street parking to determine the extent to which parking demand was spilling over onto on-street supply, which was not observed at each of the four properties. As shown in the table, the parking demand ratios observed at these properties ranged between 0.64 vehicles per occupied unit to 1.12 vehicles per occupied unit.

Table 3: List of Comparable Properties

| | Apartment Unit Bedroom Size (# Occupied Units) | | | | | Parking Supply | Parking Demand (weekday 9:00pm) | Parking Demand Ratio (Parking Demand/ Occupied Units) | Parking (surface or garage) | Year Built | Transit Score | Distance from Residence Inn Property | Address |
|----------------------|---|-----|----|----|----------------|-------------------|--|---|--------------------------------------|---------------|-------------------|--|---|
| | studio | 1 | 2 | 3 | Total Units | | | | | | | | |
| <i>Residence Inn</i> | 31 | 7 | 36 | 0 | 74 | 103 | N/A | 1.39 | surface | proposed | 38 (Some Transit) | N/A | 5050 Ulmerton Road, Pinellas Park, FL 33760 |
| Pinellas Pines | 0 | 54 | 11 | 3 | 68 | 134 | 48 | 0.71 | surface | 1983 | 34 (Some Transit) | 3.4 miles | 8501 52nd St, Pinellas Park, FL 33781 |
| Le Club Villas | 0 | 89 | 0 | 0 | 89 | 185 | 57 | 0.64 | surface | 1984 | 36 (Some Transit) | 3.7 miles | 4355 84th Ave N, Pinellas Park, FL 33781 |
| Elan Gateway | 0 | 136 | 92 | 0 | 228 | 215 | 170 | 0.75 | surface | 2013 | 35 (Some Transit) | 4.5 miles | 11800 Dr Martin Luther King Jr St N, Saint Petersburg, FL 33716 |
| ARIUM Bayou Point | 0 | 120 | 68 | 16 | 204 | 309 | 229 | 1.12 | surface | 1987 | 26 (Some Transit) | 5.8 miles | 8500 Belcher Rd, Pinellas Park, FL 33781 |

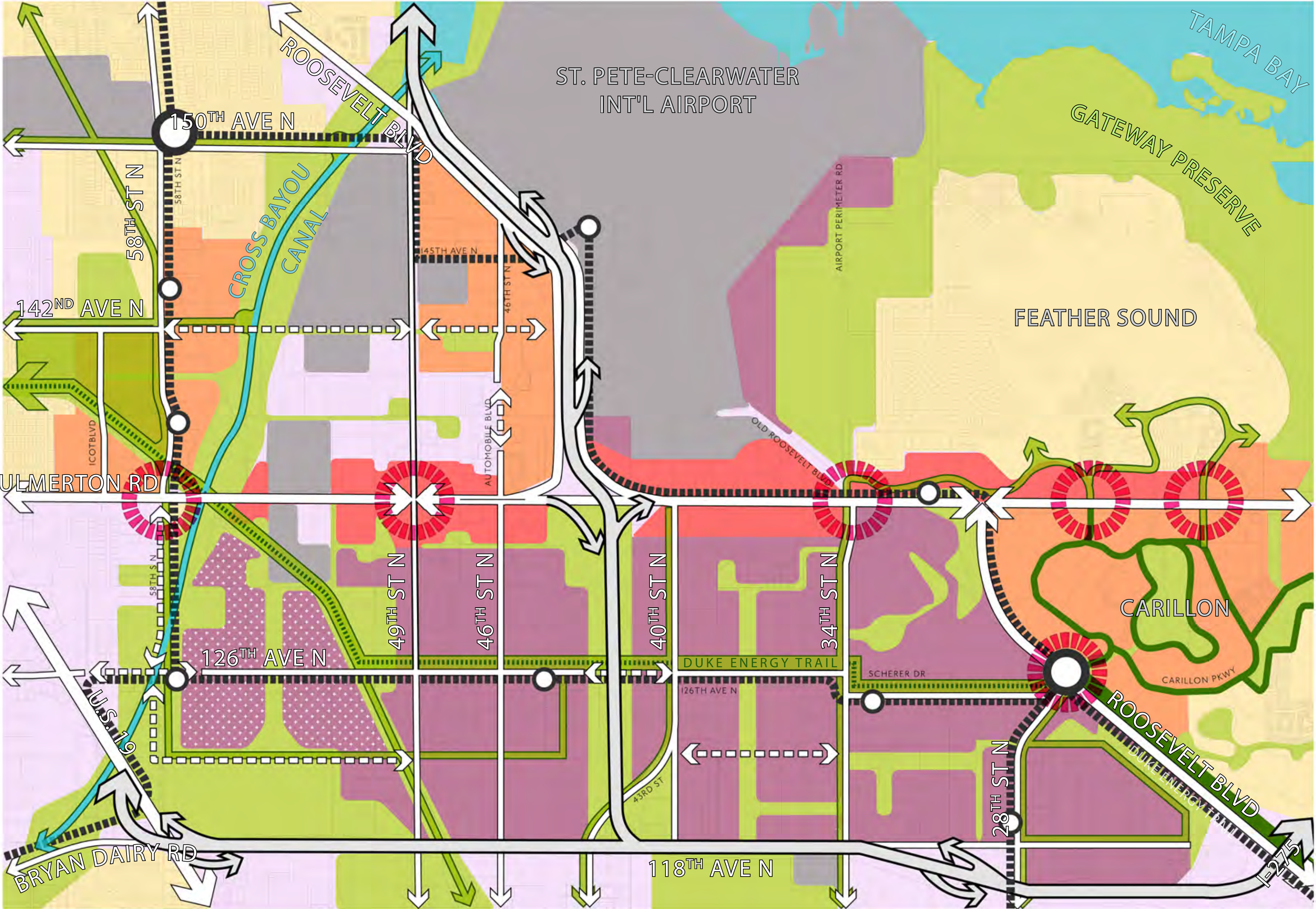
Notes:

1. Number of occupied apartment units estimated from internet research (www.apartments.com) and phone calls with property management.
2. Residence Inn property displays the proposed apartment unit mix and parking supply ratio (parking demand was not quantified as the proposed has not yet been constructed). Parking supply ratio is calculated by taking the proposed parking supply and dividing by the proposed number of apartment units.
3. Transit Score obtained from WalkScore.com.

Source: Walker Consultants, 2019.

DEVELOPMENT CONCEPTS: ECO-INDUSTRIAL DISTRICT

SUB AREA LAND USE FRAMEWORK



CONCEPTUAL REDEVELOPMENT
FRAMEWORK

- » Redevelop and intensify land uses through consolidation; accomodate future growth
- » Leverage investments in regioanl trasnportation infrasturcture with improved multimodal access
- » Implement open space amenities that can provide multiple benefits as green infrastructure and public amenities

LEGEND

| | | | |
|--|-----------------------------------|--|--|
| | FDOT Gateway Express Improvements | | Open Space/Green Infrastructure |
| | Regional Highways/Interstate | | Public Infrastructure (Least Likely To Change) |
| | Existing Local Network | | Stable/Longterm Industrial/Commercial |
| | Proposed Street Connections | | Eco-Industrial Park |
| | Proposed Circulator Network | | Potential Eco-Industrial Catalyst Development |
| | Existing Trails | | Mixed-Use Employment Center |
| | Proposed Trails | | Commercial Gateway |
| | Planned Blueways | | Significant Intersections + Cross Connections |

Exhibit J: Gateway Master Plan US19 Live/Work

SUBAREA: US 19/LIVE WORK

FRAMEWORK PLAN

1. LAND ASSEMBLY & EMPLOYMENT CENTERS

Target parcels that are accessible from Ulmerton & US 19 for land assembly and larger employment uses.

2. GREEN INFRASTRUCTURE

The Cross Bayou Canal provides an opportunity to create a new regional trail system lined by green stormwater infrastructure and open spaces that connect back to neighborhoods and employment centers.

3. INFILL & ADAPTIVE REUSE

Opportunities for residential infill and adaptive reuse of existing structures.

LEGEND

 Land Assembly / Employment Zones

 Mixed Use Employment Center

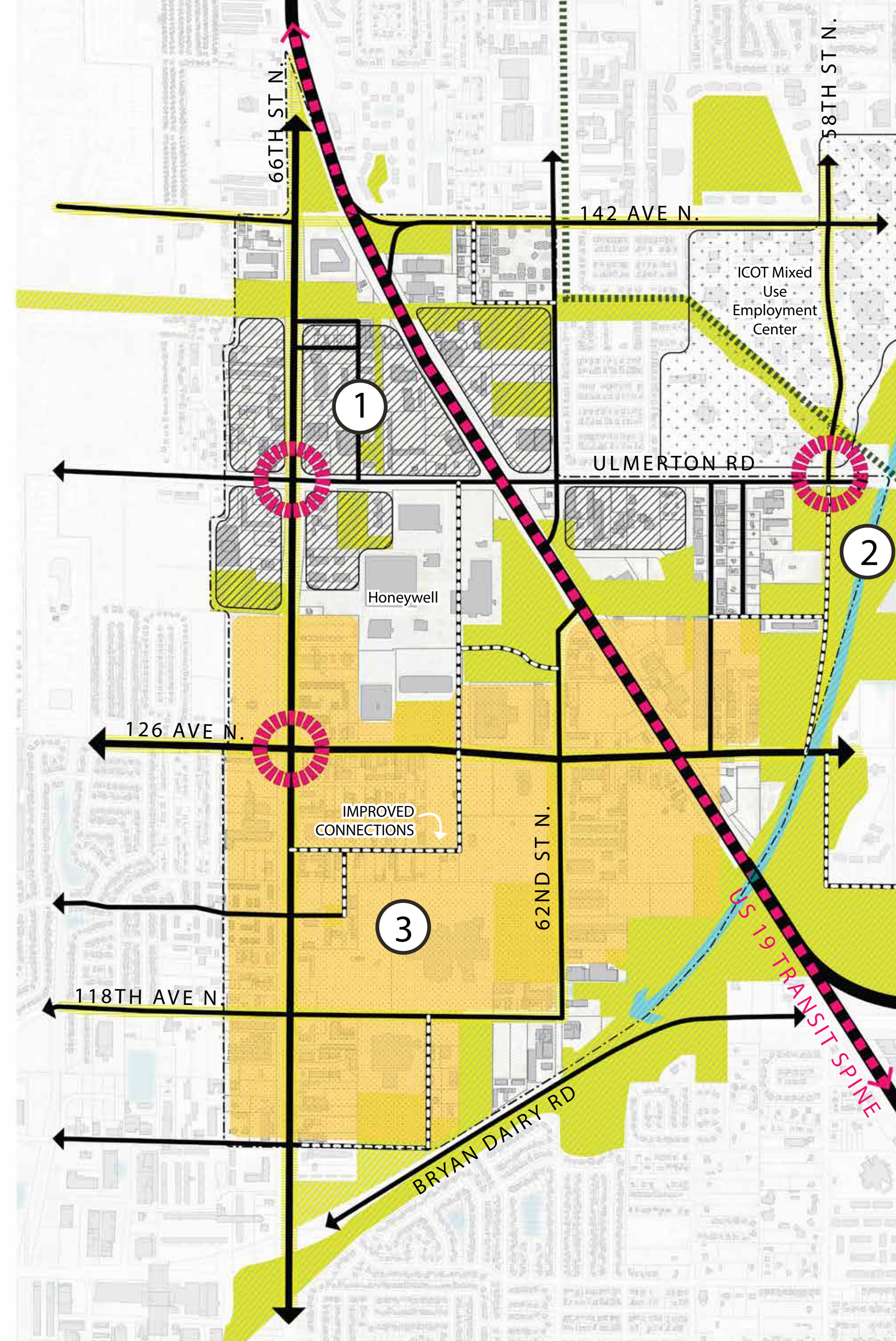
 Infill / Adaptive Reuse Zones

 Open Space / Green Stormwater Infrastructure

 Complete Streets

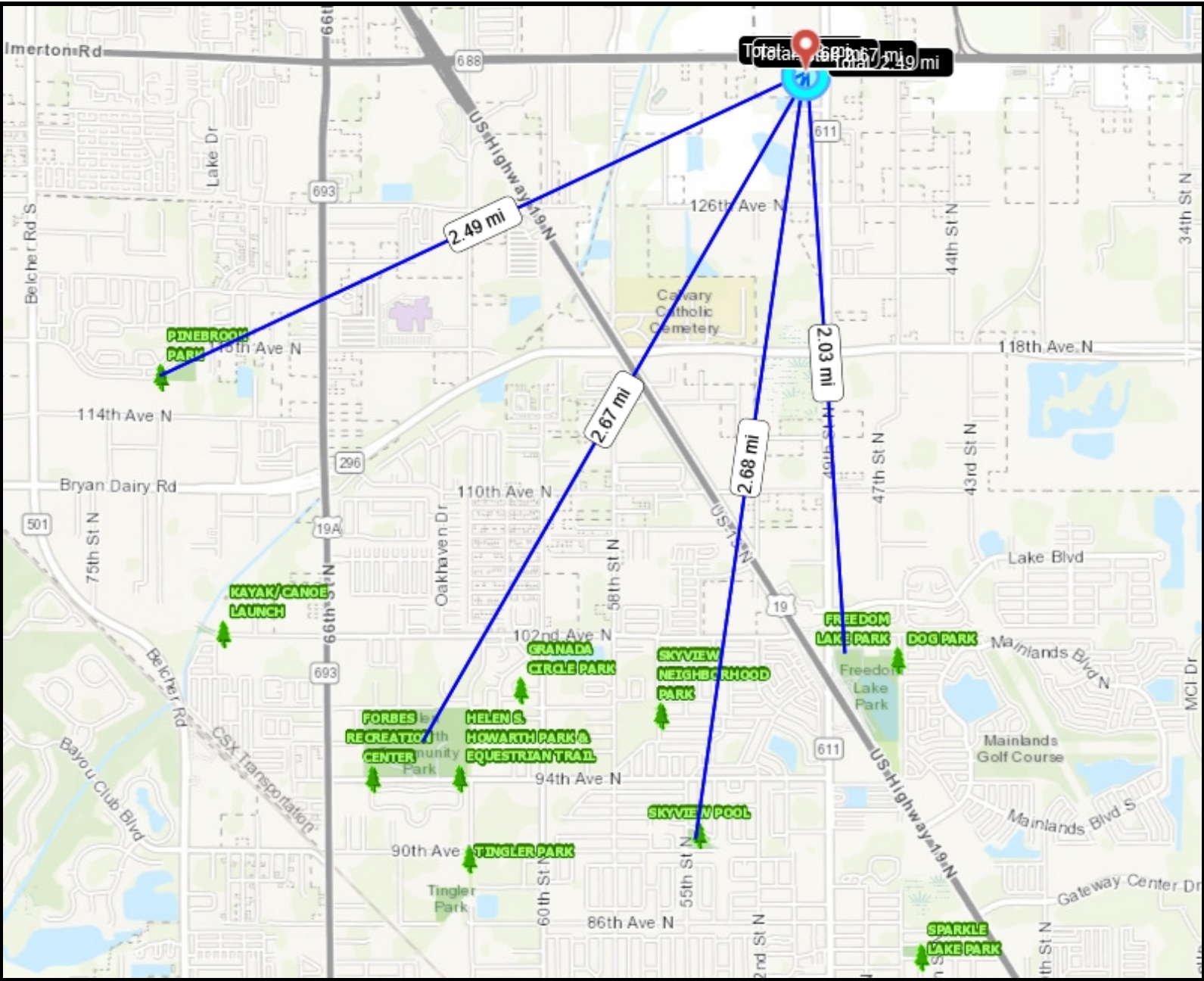
 Improved Connections

 Key Crossings



PUD 2019-2, Z 2019-2: Park Proximity Map

- Legend
- Park Locations and Amenities
 - Park Boundaries



3,009.3 0 1,504.66 3,009.3 Feet

1: 36,112

Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere



Exhibit K: Proximity Map



CITY OF PINELLAS PARK
PLANNING AND ZONING COMMISSION
REGULAR MEETING - QUASI-JUDICIAL
June 6, 2019

The meeting was called to order at 7:00 p.m. by Vice-Chairperson James Madden.

PRESENT: James Madden, Vice Chairperson
Brenda Braittling
Zachary Hancock
Munaf Kapadia
Neil Kummerer
Louis Bommattei

ABSENT: Dennis Shelley, Chairperson

STAFF PRESENT: Benjamin J. Ziskal, Planning & Development Services Director
Erica Lindquist, Planning & Development Review Manager
Robert Tefft, Principal Planner
James Denhart, City Attorney
Nicole Tikkanen, Planning & Development Staff Assistant, Notary

I. APPROVAL OF MINUTES

Ms. Braittling requested a correction to the May 2nd minutes, under questions for staff, on page 2, to reflect that she was asking what the City's code was. Also, under proponents, on page 4, she was stating the FAA's maximum height allowance is 110 feet, and her concern was about deferring approval of height for a flag pole to the FAA, which is much higher than what is allowed per City Code.

MOTION was passed unanimously to **APPROVE** the minutes **as amended** of May 2, 2019.

II. REGULAR AGENDA

A. CASE NO.: PUD 2019-2 / Z 2019-2

REQUEST: Request for a PUD overlay with an underlying "B-1" General Commercial Zoning District Master Plan, for the conversion of an existing 88-room Hotel (Residence Inn) to a 74-unit Multi-Family Dwelling (apartment complex) use where eight units will be provided as affordable housing, with a request to rezone from "GO" General Office to "B-1" General Commercial Zoning District with a variance reducing the minimum off-street parking requirement from 114-103 spaces.

LOCATION: 5050 Ulmerton Road

PUBLIC HEARING OPENED:

Mr. Madden read the rules and procedures for the Planning and Zoning Commission.

Ms. Tikkanen swore in anyone speaking on the requests before the Board.

Ms. Lindquist confirmed that all procedural requirements were met and presented the case file, including the staff report, application, and map into the official record.

QUESTIONS FOR STAFF:

Ms. Braittling asked how close the nearest grocery store is to the subject property.

Ms. Lindquist confirmed the nearest grocery store to be 2.5 miles from the location.

Mr. Kapadia asked where the nearest public school was.

Ms. Lindquist stated that staff did not have the exact distance, but could find out if needed.

Mr. Madden noted that the Staff Report mentioned the request was inconsistent with current regulations. He asked if the property was consistent with the code when it was developed.

Mr. Tefft confirmed the property was consistent with the City's code when it was originally developed.

APPLICANT:

Nick Weaver having been sworn in, stated the property was purchased in 2018 from Marriott with intentions to transform the property into multi-family housing. This will be the first project of this type for his company (PEG) in Florida. He stated that PEG has purchased several Marriott properties across the country, and successfully turned them into multi-family properties. Mr. Weaver provided supportive statistics and facts, discussed school proximity, fair housing, and addressed the Gateway Master Plan, in support of his rezoning and PUD request.

Mr. Madden asked the applicant if he wishes to go forward with a vote tonight, with only six members present, or if he wished to table the item.

Mr. Weaver requested the meeting go forward with a vote tonight. He then continued to discuss the plans for the property. He stated that they can provide 107 parking spaces. He also stated that he disagreed with the Staff Report as to unit sizes. The unit size required in the "B-1" Zoning District is 450 square feet for a studio, and they are proposing 492 square foot studios.

Mr. Kapadia stated the structures were built in 1986, and asked the applicant if they had plans to improve the structures, or only the interior of the buildings.

Mr. Weaver said they only planned to update the exteriors cosmetically, with landscaping, paint, etc. The structures would remain as they are.

Mr. Kapadia asked the applicant if all 74 units would be ADA compliant.

Mr. Weaver stated that no second floor units would be ADA compliant.

Mr. Kapadia asked what size units will be on the ground floor.

Mr. Weaver confirmed that ground floor units would be efficiencies or two bedroom, but one bedroom units would be on the second floor.

Mr. Kapadia asked what the ratio was for ADA compliant to non ADA compliant units.

Mr. Weaver said he did not have that information, but could obtain it if needed.

Mr. Kapadia asked if 14 units were going to be affordable housing units.

Mr. Weaver confirmed 14 units is correct.

Mr. Kapadia asked what the size of the 14 affordable units was going to be.

Mr. Weaver stated that his company was open to discussion as to what size the City would like those units to be.

Mr. Kapadia asked if the adjacent property was also Marriott, and if the applicant purchased that property as well.

Mr. Weaver confirmed that the adjacent property is also Marriott, but they did not purchase that property.

Ms. Braitling asked the applicant to elaborate as to why he felt the staff was not correct in their report, as he stated earlier.

Mr. Weaver stated that the minimum apartment sizes noted in the Staff Report are for RPUD's. Staff mentioned studios area must be a 500 feet minimum, but he thinks that would be for RPUD. Only 450 square feet is required in the B-1 District.

Ms. Braitling asked for clarification from the applicant that their request meets RPUD requirements.

Mr. Weaver confirmed he believes their request meets RPUD requirements.

Ms. Braitling asked if there were any other properties similar to the applicant's request, also in the Gateway Master Plan area.

Mr. Weaver stated that he did not have that information at hand, but he does not think there are other multi-family complexes along Ulmerton Road.

Ms. Braitting asked where the other multi-family properties are located (in which direction; East or West) from the applicant's property.

Mr. Weaver stated the properties are located east of his property.

Ms. Braitting stated that there are grocery stores near those properties.

Mr. Weaver stated there are other food options available to the residents that would be residing at his property.

Ms. Braitting stated that she felt transit was not ideal for this area.

Mr. Weaver said that FDOT's goal for the area was to create a more urban transit area.

Mr. Madden stated that the Marriott Hotel was designed with the ability to have extended stay options, which was approved in 1985 as ancillary to ICOT, the surrounding industrial areas, etc., and now we have inconsistent zoning with the current use of this property.

Mr. Weaver said they evaluated replacing the structures, and building new, but this market area doesn't allow for that right now.

Mr. Madden asked if the application was complete and accurate.

Mr. Tefft confirmed the application was complete and accurate.

Mr. Madden said he'd like to know, if the request is denied, would the property need to be brought into compliance.

Ms. Braitting asked staff for clarification on minimum apartment sizes that the applicant was referring to.

Ms. Lindquist stated that the staff report refers to RPUD requirements, which would be 500 square feet for a studio. The applicant is providing requirement information for "B-1" district requirements, which is 450 square feet.

Ms. Braitting asked for clarification on RPUD in the "B-1" district and which requirements would take precedent.

Ms. Lindquist agreed that the stricter of the two zoning codes should apply.

Mr. Ziskal stated that due to the density requested, the applicant has to follow RPUD requirements.

Mr. Madden asked if the PUD provided for flexibility in the zoning requirements for conditions.

Ms. Lindquist said that flexibility does exist, but there are specific size requirements.

Ms. Braitling asked if there are affordable housing guidelines.

Ms. Lindquist said there is not a great deal of detail on affordable housing requirements in the code.

Ms. Braitling asked the applicant where they are on the affordable housing scale.

Mr. Weaver said they will work with the City to meet whatever the County affordability guidelines are.

PROPOSERS:

None

OPPOSERS:

None

PUBLIC HEARING CLOSED

BOARD DISCUSSION:

Mr. Hancock stated the hotel is closing, and new development improves the economy. He said nobody knows what will come next to the location, if this request is denied. He said he also understands the concerns of the Board and staff.

Mr. Kapadia said he is concerned about parking. There is no additional parking available, and no overflow parking option available.

Mr. Hancock said that he lived in Tampa, and none of the complexes near MacDill had overflow parking.

Mr. Madden stated his concerns with the property not being consistent with the current zoning, and how to bring it into compliance. He said the hotel currently offering extended stay helps the applicant's case of requesting to turn the property into a multi-family property.

Ms. Braitling said that all of the studios being out of compliance for minimum unit size equals approximately 50% of the units being offered.

Mr. Hancock said that the Board should look at what the property could be for the area.

Mr. Hancock said the request is not typical for the area, but it is forward planning.

Ms. Braitling asked what other uses are permitted in the zoning district. She said that the original use was to accommodate housing in proximity to employment.

Mr. Hancock said this request is basically the same as the current use.

Mr. Madden said that changing the zoning to "B-1" would make the request acceptable.

Ms. Braitling asked if the Variance request was included in the motion.

Mr. Denhart said the variance request is included.

Ms. Braitling expressed concerns with limited parking.

Mr. Denhart stated that they do not have to move forward if they are not comfortable.

Ms. Braitling said efficiencies are not common, and this property is a central location. She said the structures are in good shape. She has concerns with parking, but she's ok with the number of available units, and transit.

MOTION was made by Mr. Hancock and **SECONDED** by Mr. Kapadia to **APPROVE** case number VAR 2019-5.

Ayes: Braitling, Madden, Hancock, Kapadia

Nays: Kummerer, Bommattei

MOTION passed with a 4-2 vote.

III. NEW BUSINESS

Planning & Development Services Director update:

- Bert's Barracuda will go before City Council on 6/13/19.
- July meeting has been cancelled due to lack of applicant cases.
- Announced promotion to Assistant Community Development Administrator. Will hold dual titles until retirement of current Administrator in October. Preparing to post Director position, with intentions to fill position by August. Will keep Commission updated.

Presentation of the Commission's Baby Shower gift to Mrs. Rubenstein. Given to Mr. Denhart, in Mrs. Rubenstein's absence.

Mr. Kapadia commended staff for a remarkable Staff Report.

ADJOURNMENT:

MOTION was made by Mr. Kummerer and **SECONDED** by Mr. Bommattei to **ADJOURN** the meeting.

Ayes: Bommattei, Braitling, Hancock, Kapadia, Kummerer, Madden

Nays: None

Meeting adjourned at approximately 8:30 p.m.

Dennis Shelley, Chairperson