



Legislation Text

File #: ID#22-0610, Version: 1

SUBJECT/RECOMMENDATION:

Provide direction on the proposed first amendment to an existing Development Agreement between Beachrock Lodging LLLP (the property owner) and the City of Clearwater for property located at 325 Gulfview Boulevard and 326 Coronado Drive, which includes a revision to Exhibit B to provide new conceptual site plans and elevations, and sets a new date by which time site plan approval must be obtained; and confirm a second public hearing in City Council Chambers before City Council on August 18, 2022 at 6:00 p.m., or as soon thereafter as may be heard. (HDA2013-08004A)

SUMMARY:

Site Location and Existing Conditions:

The 1.601-acre site is comprised of two parcels. The subject site is a double frontage property and has frontage along the following streets: approximately 240 feet of frontage along South Gulfview Boulevard (west) and 350 feet of frontage along Coronado Drive (east). The site is occupied by two hotels with a five-story hotel (the Beachview Inn, a 64-unit overnight accommodation use built in 1982, according to Pinellas County Property Appraiser records) occupying the larger of the two parcels. The second, smaller parcel is occupied by an attached dwelling use with five units built in 1954 (also according to Pinellas County Property Appraiser records). The overall subject site is zoned Tourist (T) District with an underlying future land use category of Resort Facilities High (RFH) and is also located within the Beach Walk District of *Beach by Design*.

Access to the portion of the site occupied by the attached dwelling is provided by a narrow driveway along Coronado Drive. The larger parcel is accessed via a pair of two-way driveways along Coronado Drive. Parking is provided along the east side of the site. The hotel building is located along the west side of the site. The attached dwelling building is centrally located on its parcel. A pool area is located at the southwest corner of the larger parcel. The site enjoys direct access to Beach Walk.

The larger area is characterized by a variety of uses including overnight accommodations, retail, outdoor recreation and entertainment, restaurant and attached dwelling uses with heights ranging from one to 15 stories. The City's Beach Walk project, to the west, has been constructed transforming South Gulfview Boulevard to the north of this site into a winding beachside promenade with lush landscaping, artistic touches and clear views to Clearwater's award-winning beach and the water beyond. Coronado Drive has largely been improved according to *Beach by Design*.

Site History:

- On June 5, 2014, the City Council approved the allocation of up to 100 units from the Hotel Density Reserve under Beach by Design (Case No. HDA2013-08004) and adopted a resolution to the same effect (Res. No. 14-11). The owners proposed to develop the site with 180-unit overnight accommodations use with associated accessory/amenity uses including commercial space, restaurant, meeting rooms, exercise room and the like.
- On March 17, 2015, the Community Development Board (CDB) approved a Level II Flexible Development application (FLD2014-12034) for a 180-room overnight accommodations use in the

Tourist (T) District. A series of extension requests have been approved extending the validity of the issued Development Order until February 12, 2026.

Development Proposal:

This application includes a significant building redesign, and even though the result is an overall height reduction from 140 feet as previously approved to 100 feet as currently proposed, it substantially changes the character of the project and an amendment to the agreement is required. Otherwise, there is no change in the site area (1.601 acres), density (113 units per acre), total number of units allocated from the Hotel Density Reserve through *Beach by Design* (100) or the overall number of hotel units (180) which utilizes the otherwise permitted density of 50 units per acre or 80 units as originally approved.

The request includes a new conceptual site plan and accompanying building elevations (Exhibit B) and certain changes to the Development Agreement limited to a reflection of the new proposed height as listed below.

- Section 4.4 is updated to show a decrease in height from 140 feet to no more than 100 feet.
- Exhibit B is updated to reflect the revised conceptual site plan and elevations.

All structures on the site will be demolished and redeveloped with the 180-unit overnight accommodation use designed with a tropical modern architecture consistent with and complementary to the tropical vernacular envisioned in *Beach by Design*. The most obvious changes to the proposal can be found in the elevations. The proposed elevations depict a height of 94 feet to roof deck, and the Agreement provides for a maximum height of no more than 100 feet to roof deck. The submittal consists of conceptual plans and elevations with the intention being that they will be refined and modified somewhat through and as part of the Flexible Development review process. The proposed maximum height will allow the applicant some flexibility as the floor plans are finalized.

The site will be accessed via a one-way driveway as well as a separate service-only driveway all from Coronado Drive. The primary pedestrian entrances are located centrally along the west side of the building providing direct access to Beach Walk and at the northeast quadrant of the building providing direct access to Coronado Drive.

A ground floor entry lobby is provided at the northeast quadrant of the building as well as parking and retail space. Most of the ground floor retail space is located along the west side of the building along Beach Walk. Retail space is also located at the southeast corner of the ground floor of the building. The second floor contains primarily parking and mechanical equipment and other back-of-house components. A formal check-in lobby is provided on the third floor as is a ballroom, dining area, additional retail space and kitchens along with an exterior pool and amenity deck. The remaining floors are primarily dedicated to hotel units.

A solid waste component will be located within the loading area within the northeast quadrant of the building. The dumpster will be rolled out to a staging area along Hamden Drive for servicing.

Consistency with the Community Development Code (CDC):

Minimum Lot Area and Width:

Pursuant to CDC Table 2-802, the minimum required lot area and width for an overnight accommodations use

is 20,000 square feet and between 100 and 150 feet, respectively. The subject property is 69,736 square feet in area and approximately 244 feet wide. The site is consistent with these Code provisions.

Minimum Setbacks:

The conceptual site plan depicts setbacks of zero feet to building along the front (west) along South Gulfview Boulevard, 15 feet along the front (east) along Coronado Drive and 10 feet along the sides (west, south and north). The proposed setbacks may be approved as part of a Level One (FLS) application, subject to meeting the applicable flexibility criteria of the Community Development Code; however, other elements such as height will require the project to be a Level Two (FLD) application.

Maximum Height:

Section B of the Design Guidelines within *Beach by Design* specifically addresses height. The proposal provides for a building up to 100 feet in height as measured from the design flood elevation where a height of up to 100 feet is permitted as prescribed by the CDC (subject to meeting the applicable flexibility criteria of the CDC and as approved as part of a Level II Flexible Development application) and limited by *Beach by Design*.

The height of the proposed building is consistent with the Guidelines of *Beach by Design*.

Minimum Off-Street Parking:

The 180-room overnight accommodations use requires a minimum of 216 off-street parking spaces. A parking garage located on the first two levels of the building will provide a minimum of 216. This is consistent with the applicable Sections of the CDC.

Landscaping:

While a formal landscape plan is not required to be submitted for review at this time, the conceptual landscape areas depicted on the site plan show that adequate spaces for foundation landscaping will be provided along all street frontages. Since no perimeter landscape buffers are required in the Tourist (T) District, the proposed landscape areas meet or exceed what is required. It is noted, however, that flexibility may be requested/necessary as part of a Comprehensive Landscape Program which would be reviewed at time of formal site plan approval.

Consistency with Beach by Design:

Design Guidelines:

A review of the provided architectural elevations and massing study was conducted and the proposed building does appear to be generally consistent with the applicable Design Guidelines established in *Beach by Design*. It is noted, however, that a more formal review of these Guidelines will need to be conducted as part of the final site plan approval process.

Hotel Density Reserve:

The project has been reviewed for compliance with those criteria established within *Beach by Design* concerning the allocation of hotel rooms from the Reserve. The project appears to be generally consistent with those criteria, including that the development complies with the Metropolitan Planning Organization's (MPO) countywide approach to the application of traffic concurrency management for transportation facilities.

The submitted Traffic Impact Study concludes that traffic operations at nearby intersections and on adjacent roadways would continue at acceptable levels of service.

Standards for Development Agreements:

The proposal is in compliance with the standards for development agreements, is consistent with the Comprehensive Plan and furthers the vision of beach redevelopment set forth in *Beach by Design*. The proposed first amended and restated amendment to the existing Development Agreement will be in effect for a period not to exceed ten years, meets the criteria for the allocation of rooms from the Hotel Density Reserve under *Beach by Design* and includes the following main provisions:

- Provides for no change in the number of units (100 units) allocated from the Hotel Density Reserve (previously approved as part of HDA2013-08004/Resolution No. 14-11);
- Revises Exhibit B which includes new conceptual site plans, architectural drawings, elevations and perspectives;
- Requires the developer to obtain building permits within one year of approval of the amended and restated Development Agreement and certificates of occupancy in accordance with Community Development Code (CDC) Section 4-407;
- Requires the return of any hotel unit obtained from the Hotel Density Reserve that is not constructed;
- Prohibits the conversion of any hotel unit allocated from the Hotel Density Reserve to a residential use and requires the recording of a covenant restricting use of such hotel units to overnight accommodations usage; and
- Requires a legally enforceable mandatory evacuation/closure covenant that the hotel will be closed as soon as practicable after a hurricane watch that includes Clearwater Beach is posted by the National Hurricane Center.

Changes to Development Agreements:

Pursuant to Section 4-606. I, CDC, a Development Agreement may be amended by mutual consent of the parties, provided the notice and public hearing requirements of Section 4-206 are followed. Revisions to conceptual site plans and/or architectural elevations attached as exhibits to this Development Agreement shall be governed by the provisions of Section 4-406, CDC. Minor revisions to such plans may be approved by the Community Development Coordinator. Other revisions not specified as minor shall require an amendment to this Development Agreement.

Summary and Recommendation

The proposal appears to be generally consistent with applicable components of the Community Development Code and *Beach by Design* and Staff is supportive of the request.