



**STAFF REPORT AND RECOMMENDATIONS
PLANNING & DEVELOPMENT SERVICES DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMO DATE: May 17, 2018
AGENDA DATE: June 7, 2018
TO: City of Largo Planning Board
FROM: Sam Ball, Planner I
SUBJECT/CASE: **C2D18-002: JUST FOR KIX DANCE STUDIO**

INTRODUCTION:

The applicant, Andre Bonato, property owner, is requesting approval for a Class II (Conditional) Use located at 9310 Ulmerton Rd (PID#s: 11/30/15/93380/000/0080, 0090, 0100). The applicant is requesting to have a dance studio move into a 1,500 sq. ft. unit within a recently constructed multi-tenant industrial building, specifically in the tenant space located in Building 1, Unit 100. The property has a Future Land Use designation of Industrial General (IG).

The Comprehensive Development Code (CDC) requires that an active recreation facilities use, such as a dance studio, proposed within Industrial General Future Land Use designation shall be reviewed under the Class II standards of Section 4.2 of the Code and receive Planning Board approval.

REQUESTED ACTION:

The applicant is requesting approval of a Class II (Conditional) Use to allow a dance studio to be established within the aforementioned portion of a property designated as an IG Future Land Use.

APPLICABLE CDC SECTIONS:

Section 6.1 (Classification of Allowable Uses) and Section 4.2 (Level III, Conditional Use Review).

APPLICANT INFORMATION:

NAME/TITLE: Andre Bonato, Manager
COMPANY: Prestige Machine (Ulmerton Ventures, LLC)
ADDRESS: 13091 92nd St N., Unit 502
CITY/STATE/ZIP CODE: Largo, FL 33773

APPLICANT'S STATUS: Property Owner

SITE INFORMATION:

ADDRESS: 9310 Ulmerton Rd.
LOCATION: South of Ulmerton Rd.; west of Starkey Rd.
PARCEL ID NUMBERS: 11/30/15/93380/000/0080, 0090, 0100
LOT SIZE: 251,777 SF MOL (5.78 AC MOL)
EXISTING LAND USE: Warehouses and showroom
FUTURE LAND USE: Industrial General (IG)

Existing Land Use and FLUM of Adjacent Properties		
Adjacent to	Existing Land Use	FLUM
North(Across from Ulmerton Rd)	Vehicle Sales, Vacant Lot	Industrial Limited (IL)
South	Vacant Lot	Industrial General (IG)
East (Across from 93rd St N)	Retail, Warehouse, Manufacturing	Industrial General (IG)
West	General Warehouse	Industrial General (IG)

PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

SPR1-16-03

COMPREHENSIVE DEVELOPMENT CODE REQUIREMENTS:

- A. Similar Impacts:** The impacts of the development subject to the conditional use approval may not exceed the maximum impacts which would result from an allowable use on the same site.

The proposed dance studio use will only be applicable to a portion of the site. The proposed use will occupy a 1,500 sq. ft. unit. The proposed use will not exceed the maximum impacts allowed within the IG Future Land Use designation.

- B. Compatibility:** Conditional uses will be evaluated to determine whether adequate measures have been made to ensure compatibility.

Section 4.2 Compatibility Review of the CDC:

- 1) Preservation or improvement of neighborhood character** - The site is in an area that is predominately industrial and commercial uses. The proposed use will not result in a change of the neighborhood character.
- 2) Identification and mitigation of traffic impacts** - According to the ITE Trip Generation Rates- 9th Edition, a health fitness club such as a dance studio, typically generates 3.53 trips on a PM peak period rate per 1,500 square feet. The applicant states that the class sizes may vary daily, but estimates an average of 15 members per class with four to six classes per day and three to five full-time employees. The increase of trips generated by the dance studio gym use will not negatively impact the level of service on the adjacent roadway.
- 3) Identification and resolution of potential land use conflicts** - Typical land use conflicts between existing and proposed uses involve air, noise, stormwater runoff, access, safety, and privacy. The proposed use will have limited hours of operation as stated in the letter of intent that will not significantly impact the adjacent properties.

- C. Buffer requirements:** Minimum buffer requirements shall be determined by the minimum buffer standards of the land use designation of the site or the least restrictive land use designation of the proposed use, whichever is more intense.

The existing landscape buffers were reviewed and approved by staff during the site plan review process. No additional landscape buffering shall be required as a result of the proposed use.

- D. Impervious surfaces:** The impervious surface ratio (ISR) shall not exceed the maximum allowed for the land use designation of the site.

The maximum impervious surface ratio (ISR) for the land use designation is 0.95. The site currently has a 0.64 ISR. No additional impervious surfaces are being proposed.

- E. Mixed use developments:** If a proposed mixed use development includes one or more conditional uses, the entire development shall be reviewed as a conditional use.

This provision is not applicable to this proposal.

F. Restrictions:

- 1) Minimum lot area** - A minimum lot area of fifteen thousand (15,000) square feet shall be required for all non-residential conditional uses.

The subject property is approximately 251,777 sq. ft. which does meet the minimum lot area for a Class II Development.

- 2) Acreage limitations** - A land use amendment shall be required for parcels larger than three acres in size on Residential, CRD, ROR, or R/OG land use designations, and larger than five acres on Commercial or Industrial land use designations, in accordance with the Pinellas Countywide Plan Rules.

Although the site is 5.78 acres, per Section 2.3.3.9 of the Pinellas Countywide Plan Rules, the proposed 1,500 sq. ft. use is allowed as an accessory use to the Storage/Warehouse use. The primary use is not subject to the acreage threshold. No Future Land Use amendment is necessary for the site.

- 3) Prohibited locations** - Non-residential conditional use developments are not allowed on local or minor collector roads.

The proposed use is located on a highway.

PUBLIC NOTIFICATION REQUIREMENTS:

MAILED WRITTEN NOTIFICATION:	May 7, 2018
PUBLISHED NEWSPAPER NOTIFICATION:	May 22, 2018
POSTED PROPERTY NOTICE:	May 31, 2018

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Class II Use to allow a dance studio. Staff finds the project meets the requirements of Section 4.2 of the CDC and is compatible with the property's Industrial General Future Land Use Map designation, as an accessory use.



As a Owner of the property on 9310 Ulmerton RD, I would like to request the special conditional use for unit 100, building 1 at same address to have a new business move in. The business will be a dance studio named as "Just for Kix" and will be using 1,500 sq.ft of the total construction site per their attached letter of intent. The new construction multi-tenant meets all the code requirements as listed below.

- A. Based on the City conditional use requirements code, I'm requesting approval for a Class 2 Use located at 9310 Ulmerton RD, Building 1, unit 100. This special condition is to have a Dance studio move into a 1,500 sq.ft unit on my new constructed 52,000 multi-tenant industrial building.

The dance studio will use only 1,500 sq.ft that's represent portion of the 52,000 sq.ft and will not exceed the maximum impacts allowed within the IG zoning designation.

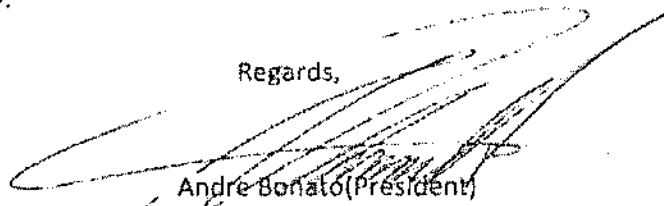
- B. The site is located on a area that is surround by industrial and commercial business and it won't change the neighborhood character.

The class sizes and hour vary daily, but the owner anticipates having about 15 members/class in 4-6 classes per day and 3 to 5 full time employees. The increase of trips cause by the dance studio will not impact on the road traffic.

The proposed use will have limited hours of operations (9am to 9pm) and will not impact the near by properties.

- C. The existing landscape buffers were reviewed and approved during site plan review process and no additional landscape buffering will be require for the proposed use.
- D. The site has a 0.64 ISR and there is no additional impervious surfaces proposed
- E. This provision isn't applicable to this proposal.
- F. The lot area does meet the minimum lot area for a Class 2 development.
The proposed 1,500 sq.ft. use is allowed as an accessory use to the Storage/warehouse use and the primary use isn't subject to the acreage threshold.
The proposed use is located on a highway.

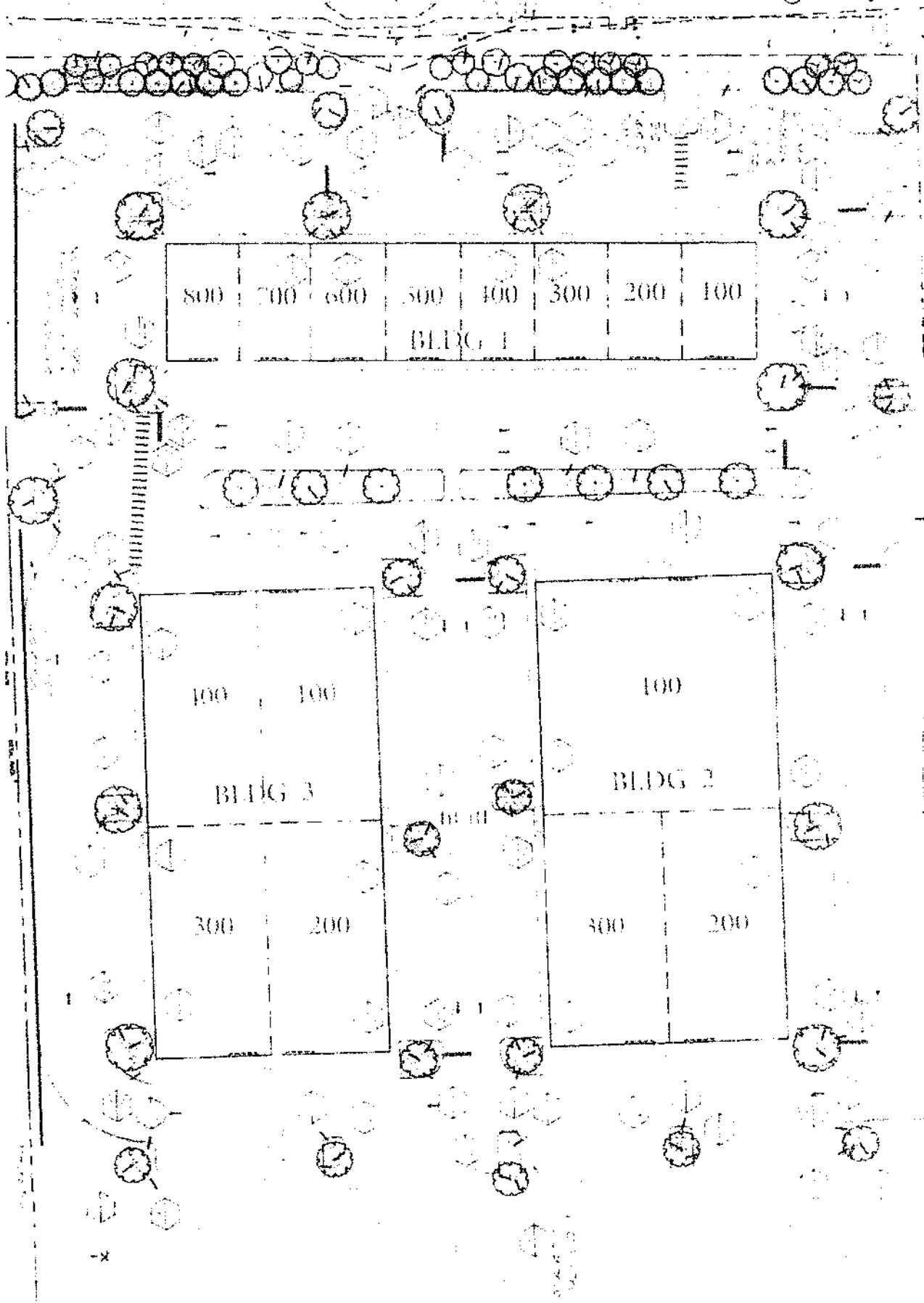
Regards,



Andre Bonato (President)

ULMERTON ROAD

9310 ULMERTON RD



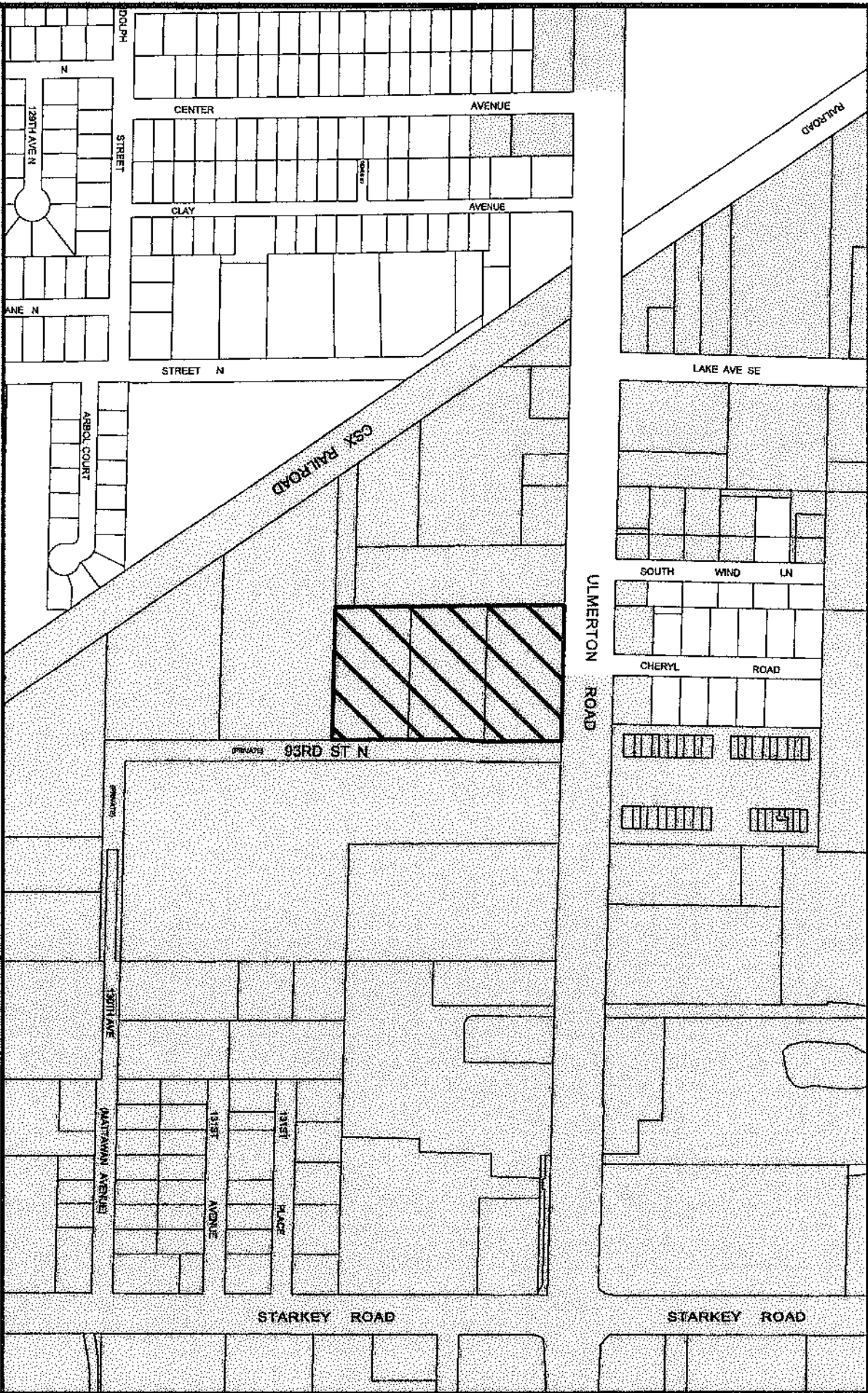


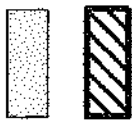
EXHIBIT "A"

Case #: C2D18-002

Subject: Just For Kix Dance Studio Class 2

Conditional Use

Location: 9310 Ulmerton Rd Bldg 1 Unit 100
 11/30/15/933380/000/0080, 0090, & 0100



Subject Property

City of Largo



Scale: 1"=400'

Date: 05/01/18
 By: DB

MAP LOCATION



THIS MAP WAS PREPARED BY
 THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT

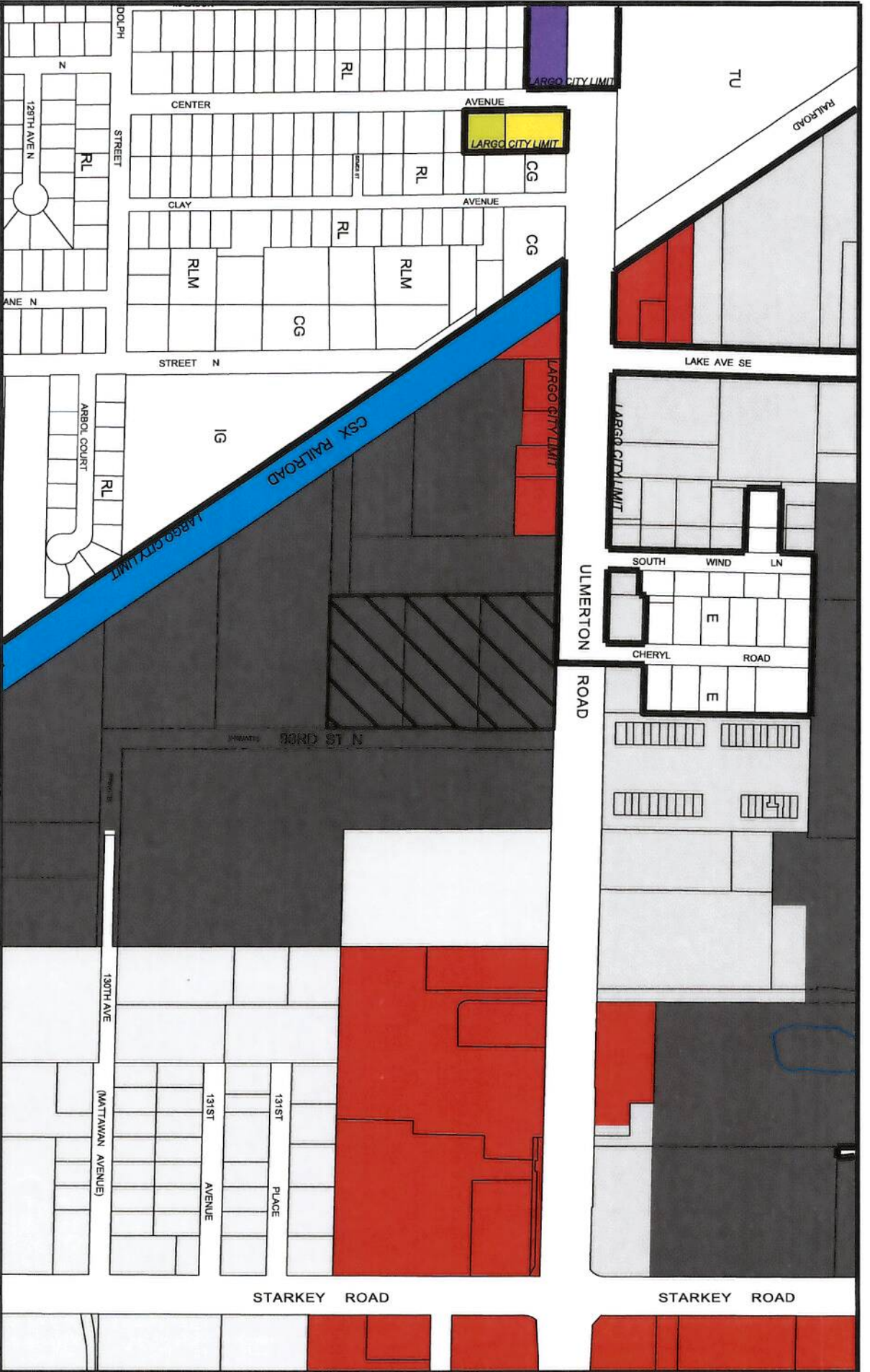


EXHIBIT "B"

EXISTING FUTURE LAND USE MAP

Case #: C2D18-002
 Subject: Just For Kix Dance Studio Class 2
 Conditional Use
 Location: 9310 Ulmerton Rd Bldg 1 Unit
 100, 11/30/15/93380/000/0080,
 0090, & 0100

- | | | | |
|--|------------------------|--|---------------------------|
| | Subject Property | | Residential/Office/Retail |
| | Industrial General | | Commercial Neighborhood |
| | Industrial Limited | | Residential Low |
| | Commercial General | | Employment |
| | Transportation/Utility | | Largo City Limits |



Scale: 1"=400'

Date: 05/01/18
 By: DB

MAP LOCATION



THIS MAP WAS PREPARED BY THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT



EXHIBIT "C"

AERIAL



Subject Property

Case #: C2D18-002
Subject: Just For Kix Dance Studio Class 2 Conditional Use
Location: 9310 Ulmerton Rd Bldg 1 Unit 100
11/30/15/933380/000/0080_0090 & 0100



Scale: 1"=75'

Date: 05/01/18

By: DB

MAP LOCATION



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