COMPLIANCE WITH THE PMU ZONING DISTRICT

On June 17, 2014, The Town of Belleair adopted a new zoning district entitled the Planned Mixed Use (PMU) District which is the zoning district requested in this application. The new PMU district has been incorporated into the Town's *Land Development Code* as Section 74-85 and the project's compliance with the district's provisions is outlined in **Table 6** below.

Table 6
JMC Communities Site's Compliance with PMU District

PMU Requirement	Project's Compliance
74-85(a) Purpose	Project proposes temporary lodging use and multifamily residential with a historic recognition component.
74-85(b) Correlation with Future Land Use Plan: Site must be designated CG on Plan	Site is designated as CG on Plan
74-85(c) Permitted Uses: Hotel/ Inn, Multifamily Residential when project includes Hotel/ Inn, Accessory uses	Proposed Uses: 33 room Inn, 104 midrise Condominiums, 28 Townhouses and Accessory uses
74-85(d) Density/Intensity Hotel/ Inn: 42 units/ acre Multifamily: 10 units/ acre	Project proposes maximum of 33 rooms (25.2 units/ acre) and 132 residential units (8.1 units/ acre)
74-85(e) Minimum District Size: 17.5 acres **Minimum Unit Size**: 300 sf for Hotel/ Inn and 1,500 sf for Multifamily	Proposed PMU district = 17.6787 acres Inn Site = 1.31 acres Residential Site = 16.3687 acres <u>Minimum unit sizes:</u> Inn: 400 sf – 1,327 sf per room Condo: 1,716 sf – 3,298 sf per unit Townhouses: 2,165 sf – 3,245 sf per unit
74-85(f) Setbacks & Separation: Buildings ≤32' height: 25' setback to edge of pavement of perimeter roads	<u>Proposed Setbacks & Separations</u> Townhouses Setbacks: 25' Condominiums Setbacks: • Bldg A: 60.5' • Bldg B: 25.7' • Bldg C: 26.9' • Bldg D: 25.9'

Buildings ≥32' height: 50' setback to centerline or property line Separation between Buildings: ½ height of taller building	Condominiums Setbacks: • Bldg A: 95' • Bldg B: 57.5' • Bldg C: 65.9' • Bldg D: 57' Inn Setback: 109' <u>44' separation required for</u>: Between Bldgs A & B: 87' Between Bldgs B & C: 142.7' Between Bldgs C & D: 161.4' Between Bldg A & Inn: 65.9' Between Bldg D & Inn: 191.9' Between Bldg D & Townhouses: 66.4' Between Inn & Townhouses: 119.7' <u>15' separation required for:</u> Between Townhouses: 15'
74-85(g) Building Height Hotel/ Inn: 56' Residential Use: 32' <u>Height Bonus Provisions</u>: • Maximum Height of 88' • Up to 16' bonus if 1' addl. Setback provided over the average setback for all buildings • 16' bonus if 50% of required parking in parking structure • 16' bonus if ISR is less than 50% • 16' bonus if average height of all buildings is 56' or less	<u>Proposed Heights</u> Inn: 53.17' Condominiums: 85.33' Townhouses: 32' <u>Proposed Height Bonus for Condominium</u>: • Maximum proposed height of 85.33' • 26.88' addl. Setback over the Average setback, 13' maximum addl. height bonus • 85% of parking is within parking structure • Proposed ISR = 49.04 % • Average Height = 51.59' Based on compliance with all four bonus provisions, condominiums eligible for proposed height of 88'. No height bonus requested for Townhouses or Inn.

74-85(h) Parking Hotel/ Inn: 1 space per unit + 1 space for each employee	**Required Parking** 33 Rooms + 6 employees 33 room spaces +6 empl. spaces 39 Total spaces	**Provided Parking** 39 Total spaces
Residential (Condominiums & Townhouses): 2 spaces/ unit + 1 space/ 3 units for visitors	104 Condos units: 208 owner spaces + 35 visitor spaces 243 Total spaces	208 Garage spaces + 36 visitor at-grade spaces 244 Total Spaces
	28 Townhouse units 56 owner spaces + 10 visitor spaces 66 Total spaces	56 Garage spaces +20 visitor spaces 76 Total Spaces
74-85(i) Flexibility Provisions	No flexibility is requested from the PMU district (other than the Height Bonus for Condominium Buildings)	
74-85 (j) Historic Recognition Component (See Detailed Analysis in Site Plan Narrative) General Criteria • Use of Property • Unique Architectural Composition • Site/ Location • Economic Contribution	• Inn's design is representative of the historic use. • Design includes character defining features: gabled roof design, fenestration pattern & style, verandahs at front & rear, multiple chimneys, siding and roof materials. • Building prominently sited, central to site with elegant entrance. • Inn will create construction & permanent jobs, ad valorem taxes, utility & franchise fees, and new sales taxes and new room taxes.	

• Social, Cultural and Community Heritage	• Inn will include historic displays and artifacts about the Hotel in an Interpretive Center and Inn will serve as community gathering place • Developer will re-use materials from Hotel including wood floors, leaded glass windows, specialty interior doors and trim, and bricks
<u>Specific Design Criteria</u> • Use of Design Components	• Architecture employs elements of Queen Anne & Shingle styles • Height of 4 stories with clear division of floors • Intersection gabled moderately pitched roof • Broad verandahs at front and rear entrances • Multiple Chimneys • Style and Character reflects historic style of existing hotel • Prepare Documentation of Hotel including measured drawings, photographs & history • Prepare inventory of artifacts, photographs and memorabilia extant in Hotel and re-use as many as possible in the Inn • Develop agreement with the Town to preserve the artifacts, photographs and memorabilia not re-used in the Inn • Construct & design St. Andrew's Pub and Maisie's Ice Cream Parlor within the Inn in a manner reminiscent of their design in the Hotel