

Proposed Conditional Use (CU-22-9-16)

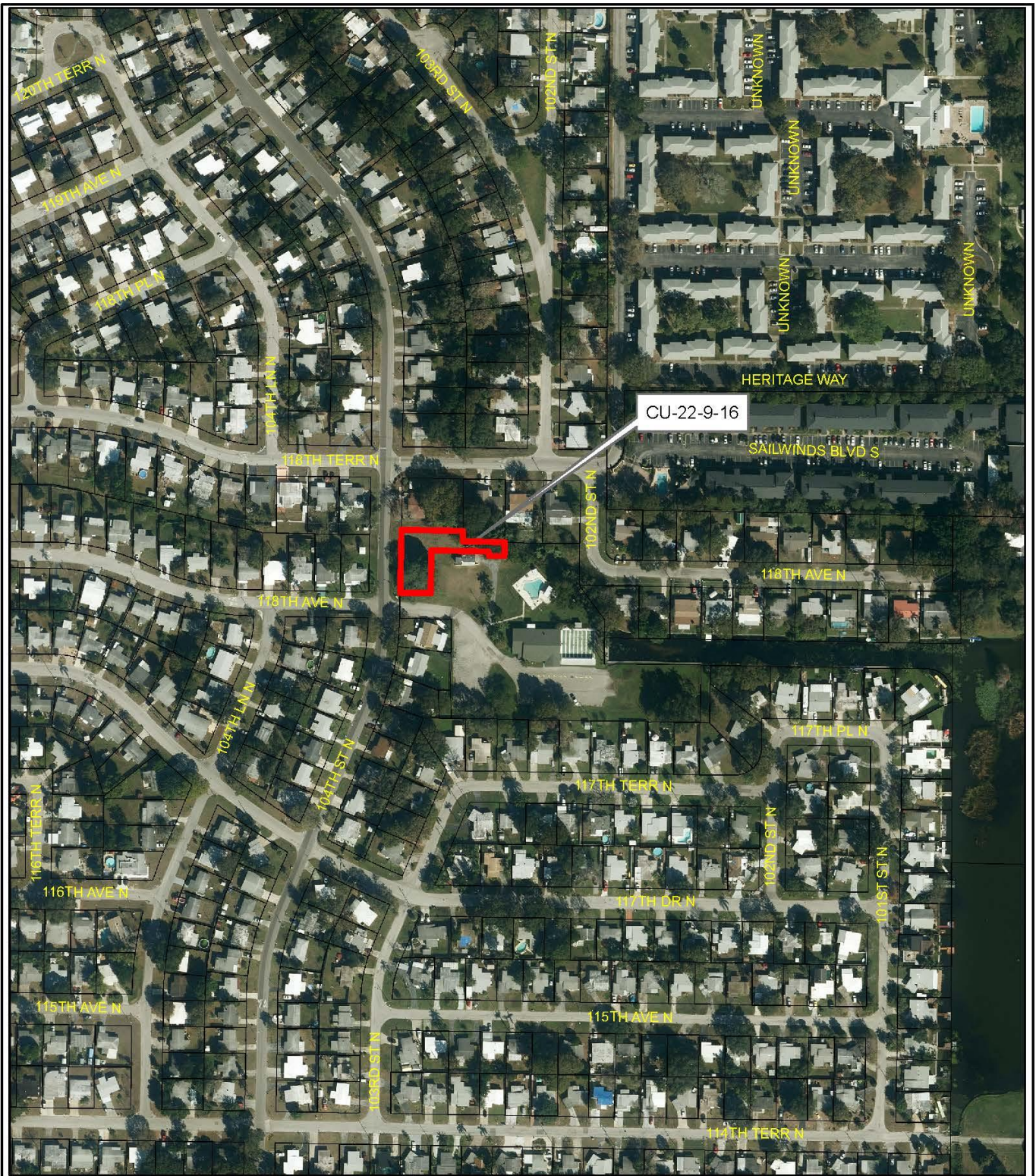
Board of County Commissioners
October 25, 2016

Request

- Conditional Use for the construction of a stormwater treatment facility
- Applicant:
 - Pinellas County Public Works
- Location:
 - 11805 104th Street N in the unincorporated area of Largo
- Size:
 - 0.25 acre
- Future Land Use Map:
 - Residential Urban & Commercial Recreation
- Zoning:
 - R-3, Single Family Residential
 - Requires conditional use approval for utility stations and public uses

Additional Information

- Stormwater Treatment Facility
 - 800 sf building
 - Various tanks, pumps & related equipment
- Facility will inject alum (aluminum sulfate) into the nearby canal to treat stormwater prior to it entering Lake Seminole
 - No associated odor
 - Pumps are quiet and well contained
- The County purchased the land in 2014 from the adjacent recreation center
- The project is outlined in the Lake Seminole Watershed Management Plan



CU-22-9-16

AERIAL MAP
CU-22-9-16

Conditional Use A Conditional Use for the construction of a stormwater treatment facility

15/30/15/64404/000/0325

Prepared by: Pinellas County Planning Department



Date: 7/27/2016



1 inch = 0.05 miles



Example of a similar stormwater treatment facility in Tarpon Springs



PRC Staff Findings

- The proposed stormwater facility will serve an important public purpose
- The proposal will meet the General Standards for conditional uses (traffic, screening, parking, setbacks, etc.)
- The proposal is consistent with the Pinellas County Comprehensive Plan



Staff Recommendation

- Approval, with the following conditions:
 1. Site plan review, as deemed appropriate by staff.
 2. Site development shall be in general conformance with the associated concept plan.
 3. Any substantial changes to the conditions listed shall require approval of the Board of County Commissioners.
 4. In the event any of the above conditions are not met or the conditional use becomes a nuisance, the Board of County Commissioners may rescind approval of the conditional use.

- Local Planning Agency:
 - Recommended Approval (5-0 vote)