

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the
BOARD OF COUNTY COMMISSIONERS



Regarding: Case No. CU-22-9-16

LPA Recommendation: The LPA finds that the request for a conditional use to allow the construction of a stormwater treatment facility is consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the request, which will apply to the entire 0.25 acre associated with the conditional use as recommended by staff with the following conditions: (The vote was 5-0, in favor)

1. Site plan review, as determined 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.

LPA Public Hearing: September 15, 2016

PLANNING STAFF RECOMMENDATION:

- Staff recommends that the LPA find that the proposed conditional use is consistent with the Pinellas County Comprehensive Plan based on the Findings of this report.
- And further, staff recommends that the LPA recommend approval of the proposed conditional use to the Pinellas County Board of County Commissioners subject to the following conditions, which will apply to the entire 0.25 acre associated with the conditional use:
 1. Site plan review, as determined 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.

CASE SUMMARY

APPLICANT'S NAME: Pinellas County
Attn: Real Property Division

DISCLOSURE: N/A

REPRESENTED BY: Kelli Hammer Levy, Public Works

CONDITIONAL USE

A conditional use for the construction of a stormwater treatment facility.

PROPERTY DESCRIPTION:

Approximately 0.25 acre located at 11805 104th Street North in the unincorporated area of Largo.

PARCEL ID(S): 15/30/15/64404/000/0325

PROPOSED BCC HEARING DATE: October 25, 2016

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

No one appeared.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Urban & Commercial Recreation	R-3	Vacant
Adjacent Properties:			
North	Residential Urban	R-3	Single Family Homes
East	Residential Urban & Commercial Recreation	R-3	Recreation Center
South	Residential Urban & Commercial Recreation	R-3	Recreation Center
West	Residential Urban	R-3	Single Family Homes

PLANNING REVIEW COMMITTEE:

The Planning Review Committee (PRC) reviewed this application on August 8, 2016. The PRC Staff summary discussion and analysis follows:

PRC DISCUSSION AND ANALYSIS

The subject area is a 0.25-acre parcel located at 11805 104th Street North in the unincorporated area of Largo. The site is currently vacant. The proposed use is a stormwater treatment facility, including an 800 square foot (40-foot x 20-foot) split face block building, various tanks, pumps and other related stormwater treatment equipment. The equipment within the building will be used to inject Alum (Aluminum Sulfate) into the nearby canal to reduce stormwater pollutants prior to entering Lake Seminole. There will be no odor associated with this process and the pumps are quiet and well contained.

The site is zoned R-3, Single Family Residential, and is designed Residential Urban (RU) and Commercial Recreation (CR) on the Pinellas County Future Land Use Map (FLUM). The Pinellas County Land Development Code requires utility stations and other government buildings and public uses located in residential zoning districts to obtain conditional use approval from the Board of County

Commissioners. The proposed stormwater treatment facility is depicted on the associated concept plan. Pinellas County purchased the land in 2014 from the adjacent recreation center. The project is outlined in the Lake Seminole Watershed Management Plan.

The surrounding area contains a mix of residential and recreation-related uses. Like the subject site, all surrounding properties are zoned R-3. Those to the north and west contain single family residences. A recreation center (Orange Lake Civic Center) exists to the south and east.

Staff recommends approval of the proposed conditional use as the request serves an important public purpose and meets the General Standards of Section 138-269 of the Pinellas County Land Development Code regarding conditional uses as follows: *(staff response is in italic print)*

- 1) All structures and uses shall be separated from adjacent and nearby uses by appropriate screening devices or landscaped open area. *(Any required screening and/or landscaping will be determined during site plan review.)*
- 2) Excessive vehicular traffic is not generated on residential streets and no vehicular parking or other traffic problem is created. *(The stormwater treatment facility will generate very little traffic and require limited parking. All required parking will be provided on site, and as such no traffic or vehicular parking problem will be created.)*
- 3) Appropriate drives, walks and parking areas are proposed so that no vehicular traffic or parking problems are created. *(The proposed use will meet all traffic and parking requirements.)*
- 4) Drainage problems will not be created on the subject property or adjacent properties. *(Drainage will be managed in accordance with site plan drainage requirements.)*
- 5) All provisions and requirements of the zoning district in which the project is located will be met. *(The proposed use will meet all provisions of the R-3 zoning district.)*
- 6) The conditional use shall be consistent with the county comprehensive plan adopted pursuant to state law and shall be in keeping with the purpose and intent of this chapter. *(The proposed use will serve an important public purpose and is consistent with the Pinellas County Comprehensive Plan.)*
- 7) In approving a conditional use, the Board of County Commissioners may establish and require additional safeguards to ensure proper operation of the use and provide protection to the surrounding area. Such safeguards may include but are not limited to: a time limit for acquiring development authorization; hours of operation; entry and exit point to and from the site; additional setbacks; fencing and screening; and capacity of use. The board shall have the authority to grant variances at the hearing.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendments are consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

Future Land Use and Quality Communities Element

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity, and other relevant standards contained within the Future Land Use and Quality Communities Element.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.8 Conditional uses, when authorized by the Board of County Commissioners after a public hearing, shall be consistent with the Pinellas County Comprehensive Plan.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

Attachment (Maps)