

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: CU-10-06-18

LPA Public Hearing: July 12, 2018

Applicant: Vehicle Recovery Services, Inc.

Representative: Wayne Parker

Subject Property: approximately 0.71 acre located at 4550 35th Street North in Lealman

PARCEL ID(S): 03/31/16//61722/001/0090



REQUEST:

A Conditional Use to allow a Federal Aviation Administration (FAA) permitted private Helipad, and variances to allow the Touchdown Area to be 37 feet in length and width where 100 feet in length and width are required, and the Primary Surface Area to be 74 feet in length and width where 300 feet in length and width are required.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed Conditional Use and variances are consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the request with the six conditions recommend by staff. (The vote was 6-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Conditional Use is consistent with the Pinellas County Comprehensive Plan, based on the Findings of this report.
- **Staff further recommends** that the LPA recommend approval of the proposed Conditional Use and variances to the Pinellas County Board of County Commissioners subject to the following conditions, which will apply to the entire parcel associated with the conditional use:
 1. Full site plan review.
 2. Site development shall maintain substantial conformance with the associated FAA approved helipad plan.
 3. Appropriate FAA licensure shall be maintained for the helipad.
 4. No structures are to be placed in the FAA approved landing path.
 5. Any changes to the conditions listed shall require approval of the appropriate Board at a public hearing.

6. In the event any of the above conditions are not met or the conditional use becomes a nuisance, its approval may be rescinded.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on May 14, 2018. The PRC Staff summary discussion and analysis follows:

The subject property is a 0.71 acre parcel located at the southwest corner of 46th Avenue North and 35th Street North (address: 4550 35th Street North). It is currently the site of a storage facility for historical military vehicles that are used for various special events throughout the Tampa Bay area. There are multiple storage buildings on the property and a helipad. The property is zoned M-2, Heavy Manufacturing & Industry, on the Zoning Atlas and is designated Employment (E) on the Pinellas County Future Land Use Map (FLUM). The conditional use request is for the private helipad on the property.

The conditional use is not expected to negatively impact the surrounding area. The helipad received FAA approval in 2013 and has been in use since shortly after that. The FAA approval process is very thorough, including no objection letters from surrounding property owners. A copy of the FAA approved permit has been submitted with this application. The surrounding properties are all industrial uses.

The applicant is also requesting a variance to allow the Touchdown Area of the helipad to be 37 feet in length and width where 100 feet in length and width are required, and the Primary Surface Area of the helipad to be 74 feet in length and width where 300 feet in length and width are required. This "one-size-fits-all" requirement has been in the Pinellas County Land Development Code for decades and is not consistent with current FAA regulations of helipads. Per the FAA, the size of the touchdown area and primary surface area are based on the size of the aircraft that will be utilizing the helipad. As such, the requested reduction to the size requirements of the helipad would not pose any safety hazards to the surrounding area.

Staff recommends approval of the proposed conditional use and variances as the request meets the General Standards of Section 138-269 of the Pinellas County Land Development Code 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. *(The subject property is surrounded by industrial uses on all sides. Any additional screening/landscaping, if needed, 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 property is not open to the public and access to it does not travel on any residential streets. All required parking will be provided on site, and as such no local street 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 parking requirements.)*

- 4) Drainage problems will not be created on the subject property or adjacent properties. *(Specific Drainage requirements will be determined during site plan review.)*
- 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 M-2 zoning district, with the exception of the included variance requests.)*
- 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 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.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Employment	M-2	Storage Buildings
Adjacent Properties:			
North	Employment	M-1	Warehouse
East	Employment	C-3	Storage
South	Employment	M-2	Industrial Use
West	Employment	M-2	Vacant

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is 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.

PROPOSED BCC HEARING DATE: August 21, 2018

CORRESPONDENCE RECEIVED TO DATE: A petition was received with 10 signatures in favor (June 13, 2018). The owners of surrounding properties within 500 feet of the subject property were notified by mail.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or objection.

ATTACHMENTS: (Maps)