



Pinellas County

Staff Report

File #: 18-1130A, **Version:** 1

Subject:

(Q) CU-10-06-18 (Vehicle Recovery Services, Inc.)

Request for a Conditional Use to allow a 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 on approximately 0.71 acre located at 4550 35th Street North in Lealman.

Recommended Action:

Adoption of Case No. Q CU-10-06-18: A Resolution approving the application for a Conditional Use to allow a Federal Aviation Administration (FAA) permitted private helipad use, 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 on approximately 0.71 acre located at 4550 35th Street North, subject to the following conditions:

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 In the event any of the above conditions are not met or the conditional use becomes a nuisance, its approval may be rescinded

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

Helipads in the unincorporated county require conditional use approval by the Board of County Commissioners. This particular request is for an "after the fact" conditional use for a helipad that has been in operation for several years, along with associated variances to the required dimensions of the landing area. 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 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.

In summary, it is staff’s opinion that the request meets the General Standards of the Pinellas County Land Development Code pertaining to Conditional Uses and is consistent with the Pinellas County Comprehensive Plan. The helipad has existed on the site for many years. This proposal should not adversely impact surrounding properties.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its July 12, 2018 public hearing (Vote 6-0).

Mailed notice of the public hearings for this case were sent to the owners (as provided by Pinellas County Property Appraiser records) of properties within 500 feet of the subject parcel.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Site Plan
Correspondence
PowerPoint Presentation
Legal Ad
Ad Map

