



BOARD OF COUNTY COMMISSIONERS

DATE: May 19, 2015

AGENDA ITEM NO. 26

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature:

Subject:

Conditional Use Case No. (Q) CU-6-4-15 (City of Seminole)

Department:

Planning Department

Staff Member Responsible:

Gordon Beardslee, Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) HEAR PUBLIC COMMENT AND APPROVE THE PROPOSED CONDITIONAL USE WITH THE CONDITIONS RECOMMENDED BY STAFF.

Summary Explanation/Background:

This is a conditional use permit to allow for the reconstruction of an existing fire station with a new station. Staff recommends approval with conditions. Approval of the request will bring the site up to current construction standards that were not in place when originally constructed.

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

Staff Report with LPA Recommendation, Maps, Resolution with Exhibit "A" and Site Plan

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



Regarding: Case No. CU-6-4-15

LPA Recommendation: The LPA finds that the request for a conditional use is consistent with the Pinellas County Comprehensive, and recommends Approval of the request with the conditions recommended by staff.

LPA Public Hearing: April 9, 2015

(The vote was 6-0, in favor)

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 0.73 acre associated with the conditional use:
 1. Full site plan review, to include a noise, lighting, landscaping and screening plan as determined appropriate by staff.
 2. Site development shall be in general conformance with the associated concept plan.
 3. Emergency sirens shall not commence until the associated fire vehicle(s) reach Seminole Boulevard, unless the emergency is within the surrounding neighborhood or requires traversing the surrounding neighborhood.
 4. Appropriate striping shall be required on 110th Avenue North in order to prevent queue blocking at the signaled intersection with Seminole Boulevard.
 5. Outdoor lighting shall be focused upon the subject property and directed away from adjacent residential uses.
 6. Any illuminated signage shall comply with the Pinellas County luminosity and message frequency standards.
 7. No exterior storage of machinery or equipment.
 8. Any changes to the conditions listed shall require approval of the Board of County Commissioners.
 9. In the event any of the above conditions are not met, the Board of County Commissioners may rescind the conditional use permit.

CASE SUMMARY

APPLICANT'S NAME: City of Seminole

DISCLOSURE: Fee Simple – City of Seminole, a Florida Municipality

REPRESENTED BY: N/A

CONDITIONAL USE

A conditional use to allow a fire station with associated parking and retention areas.

PROPERTY DESCRIPTION: Three parcels of land containing approximately 0.73 acre located on the southeast corner of 110th Avenue North and 108th Street North in the unincorporated area of Seminole

PARCEL ID(S): 15/30/15/92178/000/0010, 0030 & 0040

PROPOSED BCC HEARING DATE: May 19, 2015

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 Low	R-3	Fire Station
Adjacent Properties:			
North	Residential Low	R-3	Single Family Dwellings
East	Commercial General	C-2	Commercial
South	Residential Low	R-3	Single Family Dwellings
West	Residential Low	R-3	Single Family Dwellings

STAFF DISCUSSION AND ANALYSIS

The subject area is the site of the current City of Seminole Fire Station #32. The existing fire station building was constructed in 1970 and is in need of replacement. The County granted conditional use approval for a new fire station on the site back in 2009, but that approval has since expired. The subject area consists of three parcels on the southeast corner of the 110th Avenue North and 108th Street North intersection, one block west of Seminole Boulevard. The existing fire station is contained on the parcel adjacent to 110th Avenue North. The other two parcels extending along 108th Street North once contained single family homes but are currently vacant. The proposed new station and its associated parking and retention areas will cover all three parcels. The property has no drainage outfall and therefore must contain all stormwater on site. The new station is proposed to be somewhat larger but

continue to have two truck bays. The bays will be pull-through with entrance off of 108th Street North and exit onto 110th Avenue North.

The subject area's R-3 single family residential zoning requires a conditional use permit for government buildings and public uses such as fire stations. Areas to the north, south and west are also zoned R-3, Single Family Residential. The area to the east along Seminole Boulevard is zoned C-2, General Retail Commercial & Limited Services, which allows retail commercial uses and limited services. Because a fire station has existed within the subject area for the past 45 years, the construction of a new fire station will not further impact adjacent residentially zoned properties, and will allow the fire district to continue to serve the needs of the surrounding community.

Staff recommends approval of the proposed conditional use permit as the request meets the General Standards of Section 138-269 of the Pinellas County Land Development Code as follows: **(staff response is in bold print)**

- 1) All structures and uses shall be separated from adjacent and nearby uses by appropriate screening devices or landscaped open area. **(The site currently has a six-foot high vinyl fence on the south property line and a portion of the east property line. Any additional screening/landscaping, if needed, will be determined during full site plan review.)**
- 2) Excessive vehicular traffic is not generated on residential streets and no vehicular parking or other traffic problem is created. **(Only traffic necessary to carry out the function of the fire/rescue occurs from this location to serve the needs of the community. All required parking is 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 redeveloped fire station facility will meet all parking requirements.)**
- 4) Drainage problems will not be created on the subject property or adjacent properties. **(Drainage will be retained on site in accordance with full site plan drainage requirements.)**
- 5) All provisions and requirements of the zoning district in which the project is located will be met. **(The proposed fire station facility 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 fire station facility 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.

<p style="text-align: center;">IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN</p>
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Staff finds that the proposed conditional use 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.

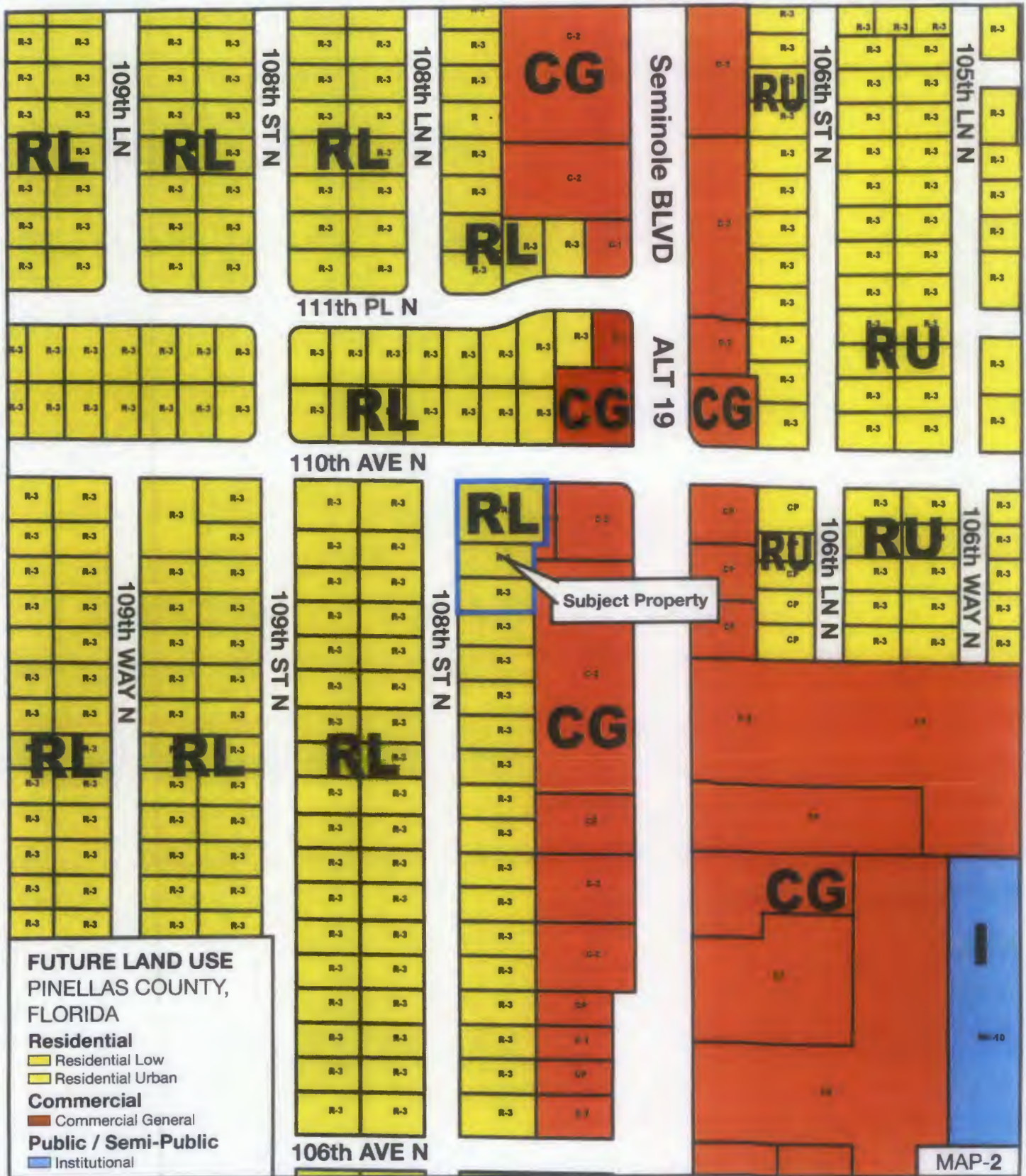
COUNTY DEVELOPMENT REGULATIONS

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.

Attachment (Maps)

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CU-6-4-15

Request:

A conditional use to allow a fire station with associated parking and retention areas.



Parcel I.D.s 15/30/15/92178/000/0010, 0030 & 0040
 Prepared by: Pinellas County Planning Department February 2015





CU-6-4-15

Request:

A conditional use to allow a fire station with associated parking and retention areas.



Parcel I.D.s 15/30/15/92178/000/0010, 0030 & 0040
Prepared by: Pinellas County Planning Department February 2015





CU-6-4-15

Request: A conditional use to allow a fire station with associated parking and retention areas.



Parcel I.D.s 15/30/15/92178/000/0010, 0030 & 0040
Prepared by: Pinellas County Planning Department February 2015



RESOLUTION NO. _____

RESOLUTION FOR A CONDITIONAL USE TO ALLOW A FIRE STATION WITH ASSOCIATED PARKING AND RETENTION AREAS FOR THREE PARCELS OF LAND CONTAINING APPROXIMATELY 0.73 ACRE LOCATED ON THE SOUTHEAST CORNER OF 110TH AVENUE NORTH AND 108TH STREET NORTH IN THE UNINCORPORATED AREA OF SEMINOLE; PAGE 250 OF THE ZONING ATLAS, AS BEING IN SECTION 15, TOWNSHIP 30, RANGE 15; UPON APPLICATION OF THE CITY OF SEMINOLE, CU-6-4-15

WHEREAS, City of Seminole Owner of the property at 10780 110th Avenue North, Seminole, Florida, consisting of three parcels with Parcel I.D. numbers 15/30/15/92178/000/0010, 15/30/15/92178/000/0030 and 15/30/15/92178/000/0040, has petitioned the Board of County Commissioners of Pinellas County for a conditional use to allow a fire station with associated parking and retention areas, on the parcels of real property described above; and

WHEREAS, legal notice of public hearing on such proposed conditional use was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the conditional use for said property should be granted.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 19th day of May, 2015, that the conditional use for the above described real property in Pinellas County, Florida, is hereby granted in case #CU-6-4-15, with the following conditions:

1. Full site plan review, to include a noise, lighting, landscaping and screening plan as determined appropriate by staff.
2. Site development shall be in general conformance with the concept plan attached as Exhibit "A".
3. Emergency sirens shall not commence until the associated fire vehicles reach Seminole Boulevard, unless the emergency is within the surrounding neighborhood or requires traversing the surrounding neighborhood.
4. Appropriate striping shall be required on 110th Avenue North in order to prevent queue blocking at the signaled intersection with Seminole Boulevard.
5. Outdoor lighting shall be focused upon the subject property and directed away from adjacent residential uses.
6. Any illuminated signage shall comply with the Pinellas County luminosity and message frequency standards.
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9. In the event any of the above conditions are not met, the Board of County Commissioners may rescind the conditional use permit.

Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM:
OFFICE OF COUNTY ATTORNEY


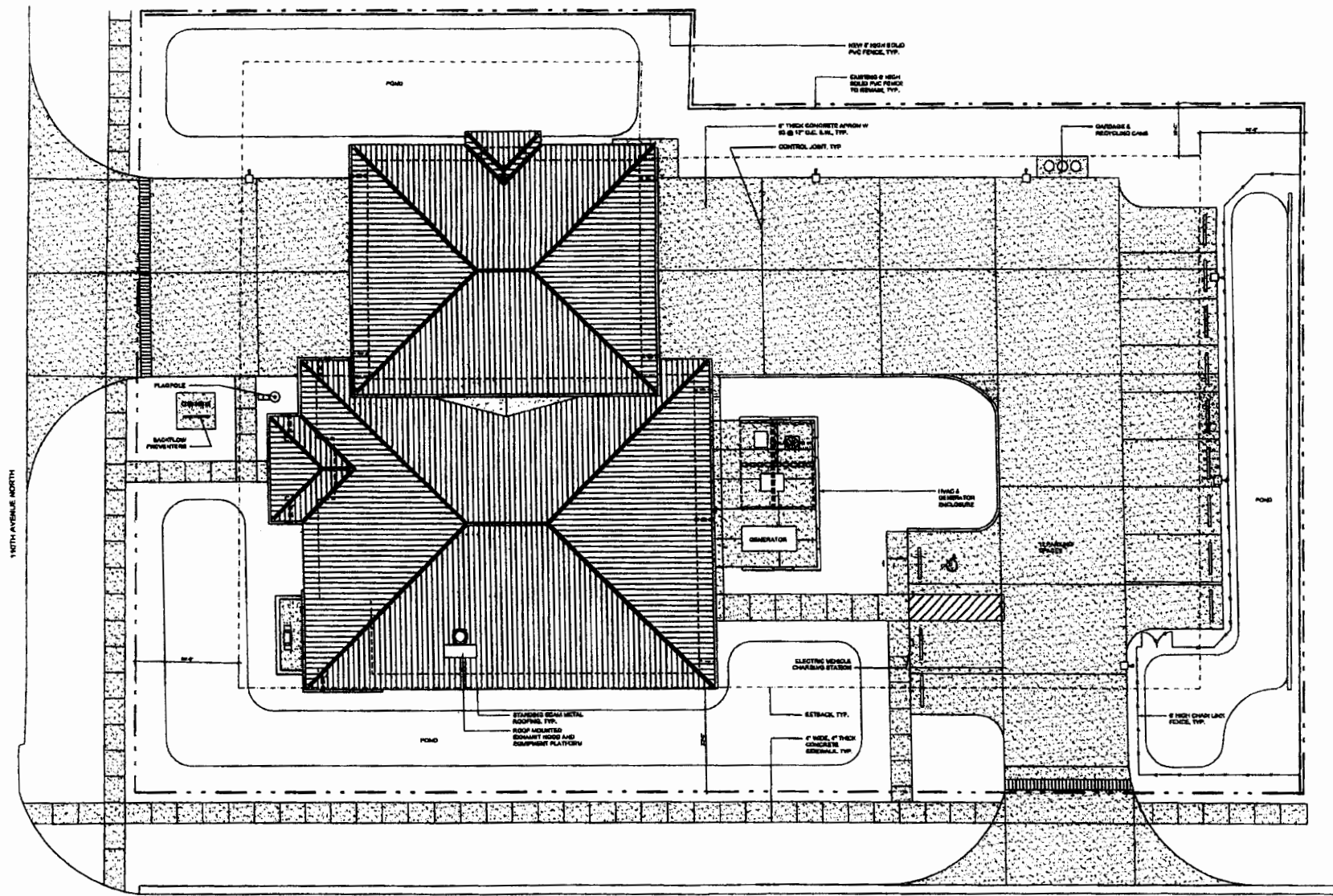
By 
Attorney

EXHIBIT
A

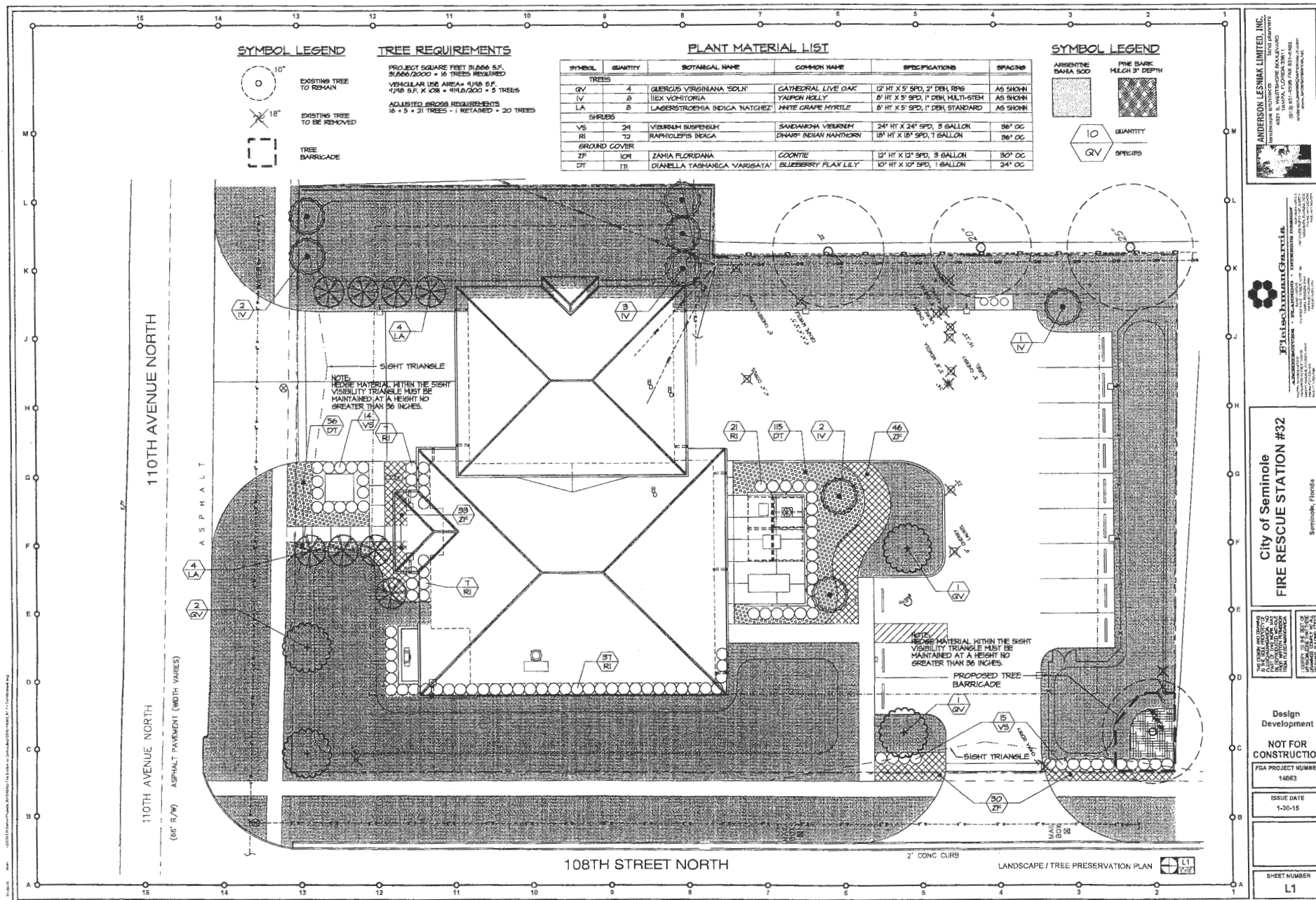


Seminole Fire Rescue Station No. 32
Seminole, Florida
November 25, 2014

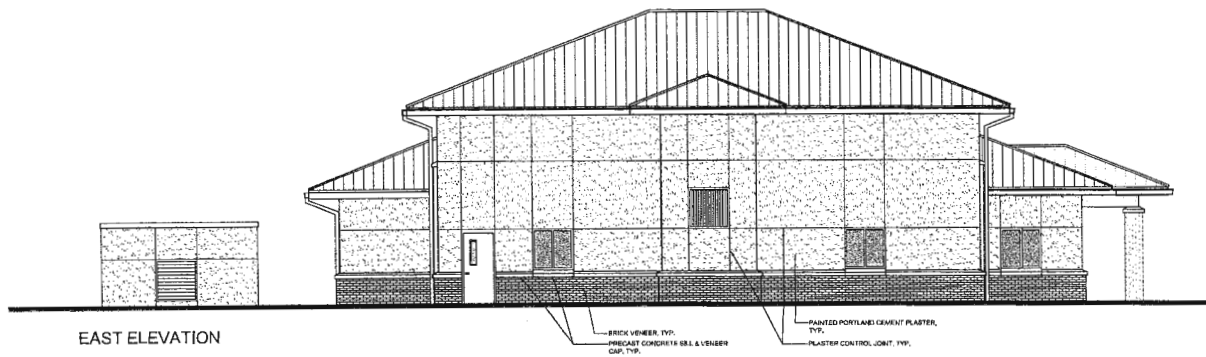
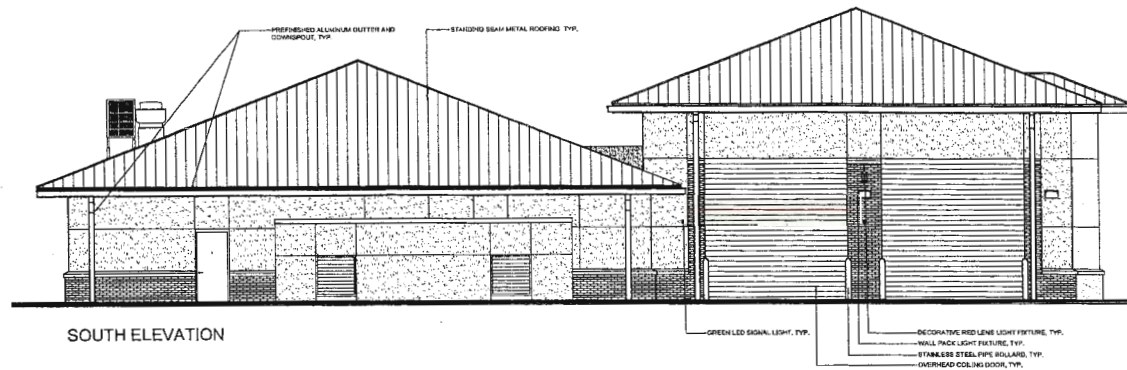


Schematic Site Plan
6200 sqft
2 bays
4 shift personnel
1/8" = 1'-0" N

CU-6-4-15



PA-10-4-15



Seminole Fire Rescue Station No. 32

Seminole, Florida

November 25, 2014



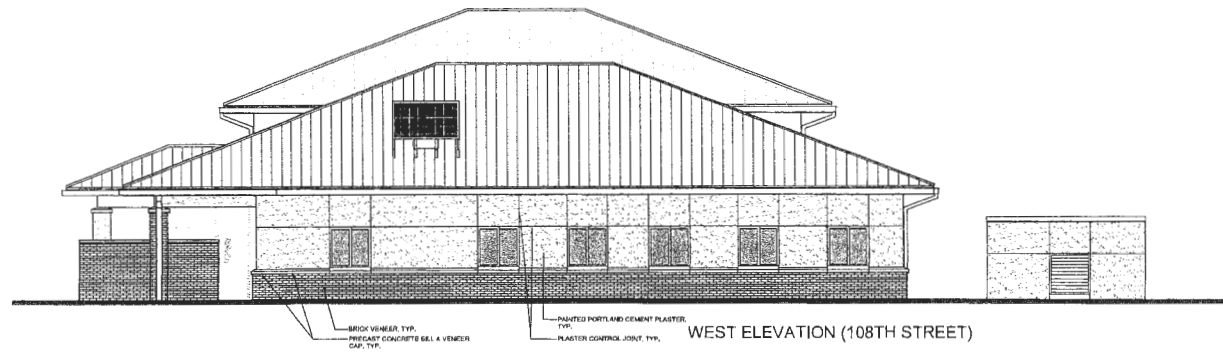
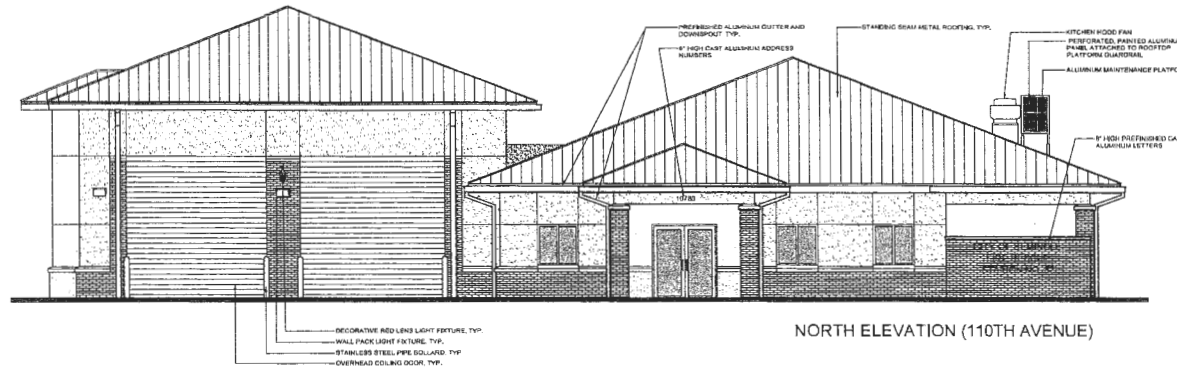
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Schematic Elevations

6200 gsf
2 bays
4 shift personnel

3/16" = 1'-0"

CU-6-4-15



Seminole Fire Rescue Station No. 32

Seminole, Florida

November 25, 2014



Schematic Elevations

8200 gsf

3/16" = 1'-0"

2 bays

4 shift personnel

PU-6-4/15

