



I. APPLICATION DATA

- A. **Case Number:** CU-1121-00057, VAR-1021-00043, VAR-1021-00044, and WAV-1021-00007
- B. **Location:** 4050 80th Ave
- C. **Parcel IDs:** 27-30-16-69840-200-2801
- D. **Request:** The following applications are requested for the City Fire Station located at 4050 80th Ave:
- **CU-1121-00057:** Conditional Use approval to allow a Community Facility (Fire Station) in the "R-3" Single-Family Residential Zoning District.
 - **VAR-1021-00043:** Requesting relief from Code Section 18-1503.9.(A).7 to decrease setback to zero to allow pavement to be flush with the property line to provide extra driveway width required for fire trucks to back-up.
 - **VAR-1021-00044:** Requesting relief from Zoning Section 18-1511.4.(E) to increase the maximum lot coverage from 55% to 58% in the "R-3" zoning district.
 - **WAV-1021-00007:** Requesting relief from Section 18-1533.16 to decrease landscape buffer requirements to provide the driveway width required for fire trucks to back into the apparatus bay.
- E. **Applicant:** Fire Station #36 - City of Pinellas Park
- F. **Agent:** Jason Sheridan (Pennoni) and David Vekasi (David Nelson Construction Co.)
- G. **Legal Ad Text:** Conditional use to allow a Community Facility (Fire Station) in the "R-3" Single-Family Residential Zoning District; a variance to setback requirements and maximum lot coverage; and a waiver to decrease landscape buffer requirements for a property located at 4050 80th Avenue in the R-3 Zoning District.
- H. **Public Hearings:**

Planning & Zoning Hearing Date:	January 7, 2021
Advertising Date:	December 14, 2020
City Council Hearing Date:	February 11, 2021
Advertising Date:	January 15, 2021

II. BACKGROUND INFORMATION

- A. **Site Area:** 2.05 Acres
- B. **Property History:** Between 2003 and 2014, multiple permits have been approved for roof renovations and parking modifications. A permit was approved in 2020 for a temporary building to be used as housing for the Fire Department. The property was purchased by the City of Pinellas Park in 2017 with the intent of developing a City Fire Station.
- C. **Existing Use:** Place of Worship
- D. **Proposed Uses:** City of Pinellas Park Fire Station
- E. **Current Land Use:** RESIDENTIAL URBAN – RU

1. Land Use Purpose / Intent:

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in an urban low density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas.

2. Key Standards:

Use Characteristics - Those uses appropriate to and consistent with this category include:

Primary Uses - Residential

Secondary Uses - Residential Equivalent; Institutional; Transportation Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations removed from, but in close proximity to urban activity centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.

3 Staff Analysis:

The Comprehensive Plan supports the use of a Community Facility at this location. Due to the "R-3" zoning, such uses are conditional to ensure any impacts to the neighborhood are mitigated.

F. Current Zoning District: "R-3" SINGLE FAMILY RESIDENTIAL

1. Zoning District Purpose / Intent:

The "R-3" Single-family Residential District is established to identify and to stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low density, urban low density and low medium density, single-family residential environment. This district is limited primarily to single-family detached dwellings, together with accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low (RL), Residential Urban (RU) or Residential Low Medium (RLM).

2. Staff Analysis:

The previous use of the property was a place of worship. The proposed use of a fire station (community facility) is a conditional use in the "R-3" Single Family Residential Zoning District. The proposed development meets the conditional use requirements stated in section 18-1531.

Staff finds the proposed use of a fire station (community facility) is consistent with the "R-3" Single Family Residential Zoning District.

G. Flood Zone: The majority of the property is located in Flood Zone X, low risk flood zone, and X-Shaded, which is a moderate risk flood zone. A small portion of the northeast side of the property is in AE-14, which is a high risk flood zone.

H. Evacuation Zone: The property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

I. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	B-1	CG	Commercial
South	R-6	CRD	Multi-Family Residential
East	B-1	CG	Commercial
West	R-3	RU	Single-Family Residential

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Comprehensive Plan Policies:

1. **Relevant Policies:**

POLICY LU.1.3.1 The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports the integrity and viability of existing residential neighborhoods.

POLICY H.1.4.4 Focus available funding resources on housing and community facility improvements in declining neighborhoods.

2. **Staff Analysis:**

The proposed use of a community facility (fire station) is supported by the above Comprehensive Plan Policies.

B. Land Development Code Standards:

1. **Key Standards:**

Article 15. Zoning

SECTION 18-1511. - "R-3" SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 18-1511.3. - PERMITTED AND CONDITIONAL USES.

Community Facility	C	Subject to section 18-1531
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Sec. 18-1511.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Ten thousand (10,000) square feet.
2. Lot Width: Eighty (80) feet, except on a corner ninety-five (95) feet is required.
3. Lot Depth: One hundred (100) feet.
4. Lots not meeting the lot area, width or depth requirements of this Section and having been of record prior to December 10, 1970 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty-five (25) feet.
2. Secondary Front Yard Setback: Twenty-five (25) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, the secondary front yard may be reduced to a minimum of fifteen (15) feet.
3. Side Yard Setback: Ten (10) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, side yards may be reduced to a minimum of ten (10) feet on one side and five (5) feet on the other side.
4. Rear Yard Setback: Twenty (20) feet.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
7. Refer to Section 18-1504.3(G)(2) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.

(C) MINIMUM LIVEABLE FLOOR AREA. One thousand (1,000) square feet.

(D) MAXIMUM BUILDING HEIGHT. Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

(E) MAXIMUM LOT COVERAGE. Nonresidential Uses: Fifty-five (55) percent in RL or RU; sixty-five (65) percent in RLM.

(F) FLOOR AREA RATIO.

1. Nonresidential Uses:
 - (a) Thirty-hundredths (0.30) in RL or RU.
 - (b) Forty-hundredths (0.40) in RLM.

SECTION 18-1531. - CONDITIONAL USE REGULATIONS

Sec. 18-1531.10. - LIST OF CONDITIONAL USES AND REQUIREMENTS.

22. Community Facility.

- (a) *Review by the Planning and Zoning Commission and approval by City Council.*
- (b) *In addition to any other requirements of site plan approval, a report shall be submitted clearly demonstrating the need for the particular community service in the proposed location.*

SECTION 18-1532. - OFF-STREET PARKING AND LOADING REGULATIONS

Sec. 18-1532.6. - SPECIFICATIONS AND STANDARDS FOR PARKING LOT DEVELOPMENT.

(A) CIRCULATION.

5. *Lighting shall be consistent with the latest recommendations of the Illuminating Engineering Society (IES) document RP-20-98, Lighting for Parking Facilities, as may be amended from time to time.*

SECTION 18-1533. - LANDSCAPING REGULATIONS

Sec. 18-1533.22. - WAIVERS.

- (A) *In any case where the strict application of the requirements of this Section present an undue hardship, the City Council, or the Community Redevelopment Agency (for lots located within the Community Redevelopment Area) may waive one (1) or more of the requirements imposed under this Section. An application for a landscape waiver shall be submitted to the Zoning Director, and shall include a letter of explanation of the circumstances necessitating the waiver. A site plan of the property identifying existing landscaping, as well as any proposed required landscaping, shall be submitted with applicable fees.*
- (B) *In determining whether any requirements of this Section should be waived, the City Council or Community Redevelopment Agency, as applicable, shall consider the following criteria:*
 1. *Purpose of Requirement. Whether the purpose of the requirement is otherwise fully achieved, or more important purposes of this Ordinance, the Comprehensive Plan, or the Community Redevelopment Plan will be served thereby, or the requirement serves no valid public purpose in the particular case;*
 2. *Public Interest, Adjacent Property. Whether the waiver will create an adverse impact; on the public interest or on the adjacent property, and whether all necessary alternative measures shall be taken by the applicant to prevent any such impact;*
 3. *Property Size Configuration, Natural Feature. Whether the size, configuration, and/or natural features of the property involved present a hardship on the development of the property;*
 4. *Surrounding Property. The size, character, configuration, zoning, natural features of and use of the surrounding property; and*
 5. *Hardship. Whether the need for the waiver is the result of a self-imposed hardship.*
- (C) *The City Council, or Community Redevelopment Agency, as applicable, may approve, approve with conditions, or deny the waiver based on the standards set forth above. The granting of any waiver may be subject to appropriate conditions and safeguards in conformity with this Section, and may include a requirement that the developer install additional buffering in order to reduce or eliminate the adverse impact of the proposed use upon the adjacent uses and to the neighborhood.*

The type of conditions that may be applied to waivers of Section 18-1533.21, "Alternative Landscape Requirements for Lots Located in the Community Redevelopment Area", include, but are not limited to, providing for some amount of landscape upgrading, which may include tree(s) in architectural planters, installation of trellises, installation of hanging baskets with living plants, or a combination of these. Where the City Council, or Community Redevelopment Agency, as appropriate, approves or approves with conditions a waiver of Landscaping requirements pursuant to this Section, a cash payment shall be deposited into the Tree Bank account equal to the cost of materials (plants, soil amendments, ground anchors etc.) and installation (labor) that would be borne by the developer/contractor for establishing the buffer requested to be waived. In this case, the developer shall provide to the Zoning Division a schedule of the itemized cost of materials and labor required to install the buffer that is the subject of the requested waiver. Said schedule shall be signed and sealed by a professional engineer, architect, landscape architect or certified/licensed arborist.

Violation of such conditions and safeguards, when made a part of the terms under which the waiver is approved, shall be deemed a violation of this Article.

(D) *EXPIRATION. Approval of a waiver as required by this Section shall expire and be void one (1) year after the date of such approval unless (i) a valid building permit(s) for construction is then in effect, or (ii) occupancy has not been lawfully established on the site. Additionally, the applicant must complete all landscape conditions as required by the City Council or Community Redevelopment Agency within one (1) year of the date of approval or prior to the issuance of a final certificate of occupancy, whichever occurs first.*

SECTION 18-1537. – VARIANCES

Sec. 18-1537.2. - VARIANCE REVIEW CRITERIA.

(E) *A variance from the terms of this Article shall not be granted unless and until a written application for a variance is submitted demonstrating:*

1. *That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and*
2. *That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article; and*
3. *That the special conditions and circumstances do not result from the actions of the applicant; and*
4. *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands or buildings in the same district; and*
5. *That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and*
6. *That the granting of the variance will be in harmony with the general intent and purpose of this Article, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

(F) *Nonconforming uses of neighboring lands, nonconforming buildings in the same zoning district, and adjacency to other zoning district(s) with different permitted uses and development standards shall not be considered grounds for the issuance of a variance.*

Article 2. Drainage Code

Sec. 18-204. - CONTROL REQUIREMENTS FOR STORMWATER RUNOFF.

(D) *No drainage runoff shall discharge onto adjacent properties unless part of an approved drainage plan.*

2. Staff Analysis:

A community facility (fire station) is a conditional use in the "R-3" Single-Family Residential Zoning District. The proposal meets all conditional use requirements.

The property was previously used as a place of worship. There is currently a temporary building on site, which is being used as housing for the Fire Department.

The minimum setback for driveways, decks, patios, walkways, or other impervious surfaces less than 6 inches above finished grade and open to the sky is 5 feet from the property line. The applicant is requesting to reduce the setback for the extended driveway to the east from 5 feet to zero feet to allow space for the fire trucks to back-up into the apparatus bay.

The maximum lot coverage in "R-3" zoning is 55% with a RU land use designation. The applicant is requesting to increase the maximum lot coverage to 58% to expand the driveway width to allow fire trucks to back up into the apparatus bay. The applicant is also requesting a landscape waiver from section 18-1533.16 of the Land Development Code to decrease landscape buffer requirements in the area where the driveway will be expanded.

Per the Land Development Code, drainage run-off and lighting for the parking lot should be managed and comply with code. The Applicant proposes to shield the lights on site so there is no spillage into the neighboring properties and along the east side of the property, where the driveway is expanded to the property line, there is adequate drainage along the property to mitigate drainage run-off to adjacent properties.

Staff finds the proposed use is consistent with the "R-3" Single-Family Residential Zoning District's purpose and intent, and the proposed variances and landscape waiver will not adversely impact the neighborhood or abutting properties

C. Essential Services Review:

The proposed conditional use has been reviewed by all relevant departments/divisions. Staff recommends a 6 foot solid fence or wall along the west side of the property to mitigate light spillage from employee's vehicles into neighboring properties.

- Drainage runoff shall not discharge onto adjacent properties per Sec. 18-204(D).
- Noise from trucks and vehicles must be mitigated.
- Parking lot lights must have appropriate shielding to keep lighting on the property.

IV. SUMMARY

A. Findings:

Based on the information and analysis contained in this report, staff finds as follows:

1. The proposed development meets the intent of the "R-3" Single Family Residential Zoning District, per Section 18-1511 of the Land Development Code.
2. The proposed use meets conditional use requirements per Section 18-1531.10.
3. The proposal is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.

B. Staff Recommendation:

Consistent with the above identified findings, staff recommends **APPROVAL** of case numbers CU-1121-00057, VAR-1021-00043, VAR-1021-00044, and WAV-1021-00007, with the following condition:

- A 6 foot solid fence or wall shall be installed along the west side of the property to mitigate light spillage from vehicles into neighboring properties.



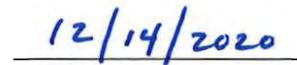
Nick A. Colonna, AICP
Planning & Development Services Director



Date



Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator



Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

1. RECOMMEND APPROVAL
2. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
3. RECOMMEND DENIAL

...of a request for approval of a conditional use to allow a community facility (fire station) in the "R-3" Single-Family Residential Zoning District; variances to setback requirements and maximum lot coverage; and a waiver to decrease landscape buffer requirements.

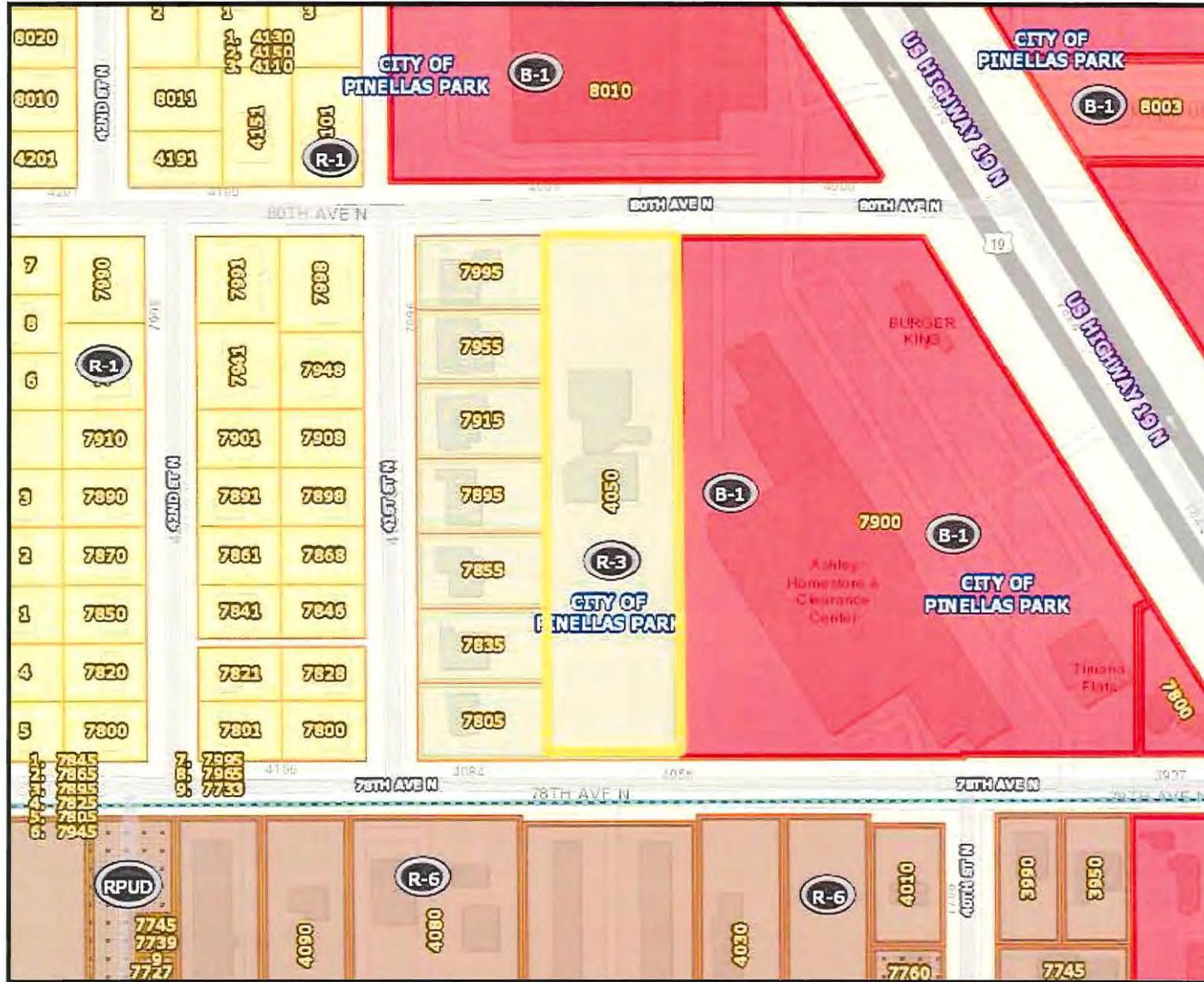
VI. ATTACHMENTS

- Exhibit A: Site Plan**
- Exhibit B: Landscape Plan**
- Exhibit C: Surveys (Boundary and Topographic)**
- Exhibit D: Aerial Map**
- Exhibit E: Zoning Map**
- Exhibit F: Future Land Use Map**
- Exhibit G: FIRM Map**
- Exhibit H: Site Photos**

Zoning Map

Legend

- Master Address Points
- Centerlines
- Private Roads
- Pinellas Park
- Medical District
- Community Redevelopment Area
- Rights of Way
- Zoning Borders
 - General Commercial - B-1
 - Heavy Commercial - CH
 - Commercial Neighborhood - CN
 - Commercial Planned Unit Development - CI
 - Farm - F
 - General Office - GO
 - Heavy Industrial - IH
 - Industrial Planned Unit Development - IPUD
 - Light Industrial - M-1
 - Residential / Office / Retail - ROR
 - Mixed Use Development - MXD
 - Mixed Unit Development - MXD-2
 - Open Space - O/S
 - Public - P
 - Preservation - PRES.
 - Single Family Residential - R-1
 - Single Family Residential - R-2
 - Single Family Residential - R-3
 - Duplex Residential - R-4
 - Multifamily Residential - R-5
 - Multifamily Residential/Commercial - R-6
 - Single Family Residential Estate - R-E
 - Residential Planned Unit Development - RP
 - Rural Residential - RR
 - Mobile Home Subdivision - T-1
 - Mobile Home Park - T-2
 - Town Center - TC
- Zoning Fill
 - General Commercial - B-1
 - Heavy Commercial - CH
 - Commercial Neighborhood - CN
 - Commercial Planned Unit Development - CI



188.1 0 94.04 188.1 Feet

1: 2,257

Notes:

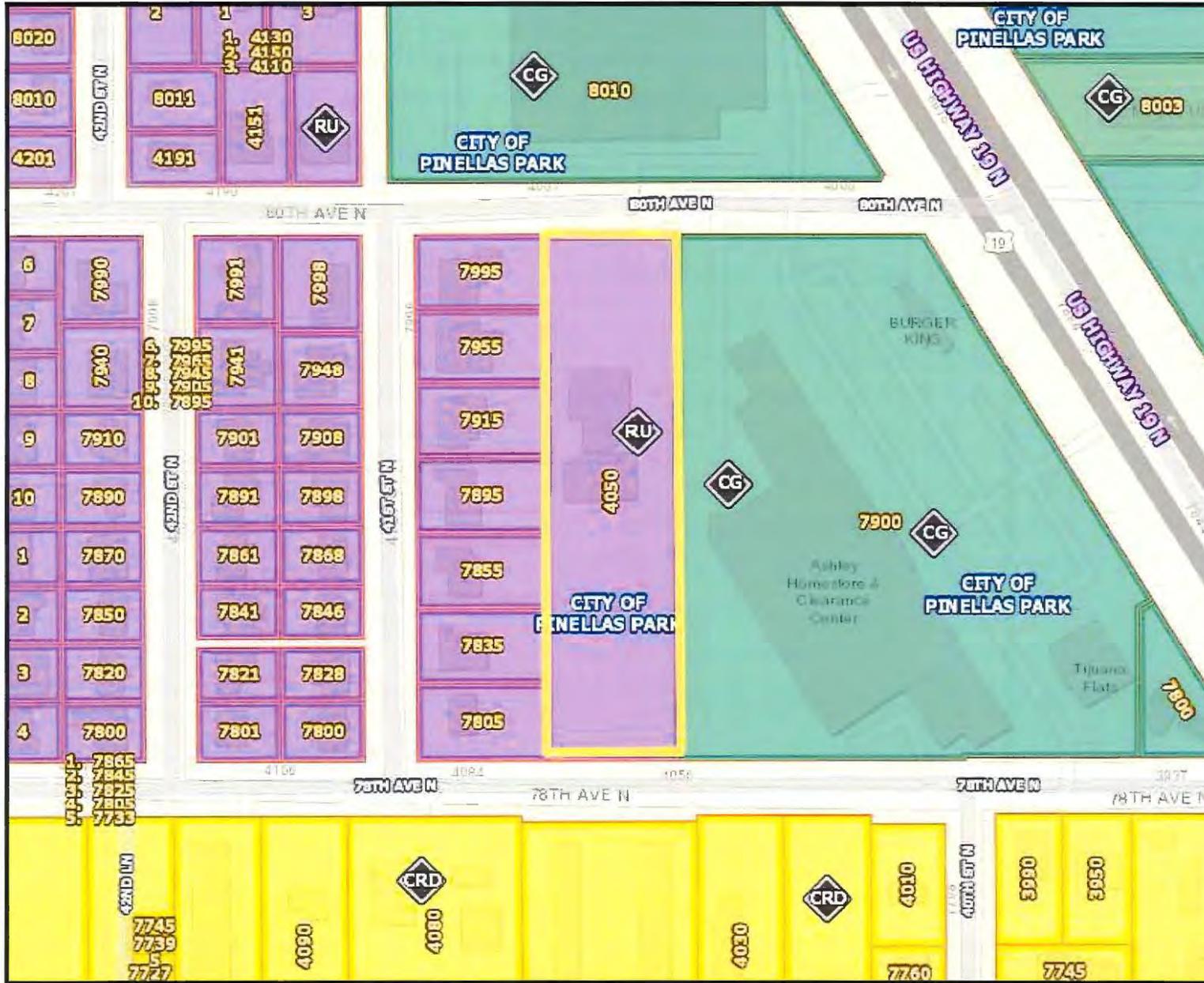
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Future Land Use Map

Legend

- Master Address Points
- Centerlines
- Private Roads
- Pinellas Park
- Rights of Way
- Land Use Borders
 - Commercial General - CG
 - Commercial General (Residential Medium) -
 - Commercial Neighborhood - CN
 - Community Redevelopment District - CRD
 - Industrial General - IG
 - Industrial Limited - IL
 - Institutional - INS
 - Preservation - P
 - Residential/Office/Retail - R/O/R
 - Residential/Office General - R/OG
 - Residential/Open Space - R/OS
 - Residential Low - RL
 - Residential Low Medium - RLM
 - Residential Medium - RM
 - Residential Suburban - RS
 - Residential Urban - RU
 - Residential Urban (Commercial General) - F
 - Residential Urban (Residential Low) - RU/R
 - Transportation/Utility - T/U
- Land Use Fill
 - Commercial General - CG
 - Commercial General (Residential Medium) -
 - Commercial Neighborhood - CN
 - Commercial Recreation - CR
 - Community Redevelopment District - CRD
 - Industrial General - IG
 - Industrial Limited - IL
 - Institutional - INS
 - Preservation - P
 - Residential/Office/Retail - R/O/R
 - Residential/Office General - R/OG
 - Recreation/Open Space - R/OS
 - Residential Facilities High - RFH
 - Residential Low - RL



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1: 2,257

Notes:

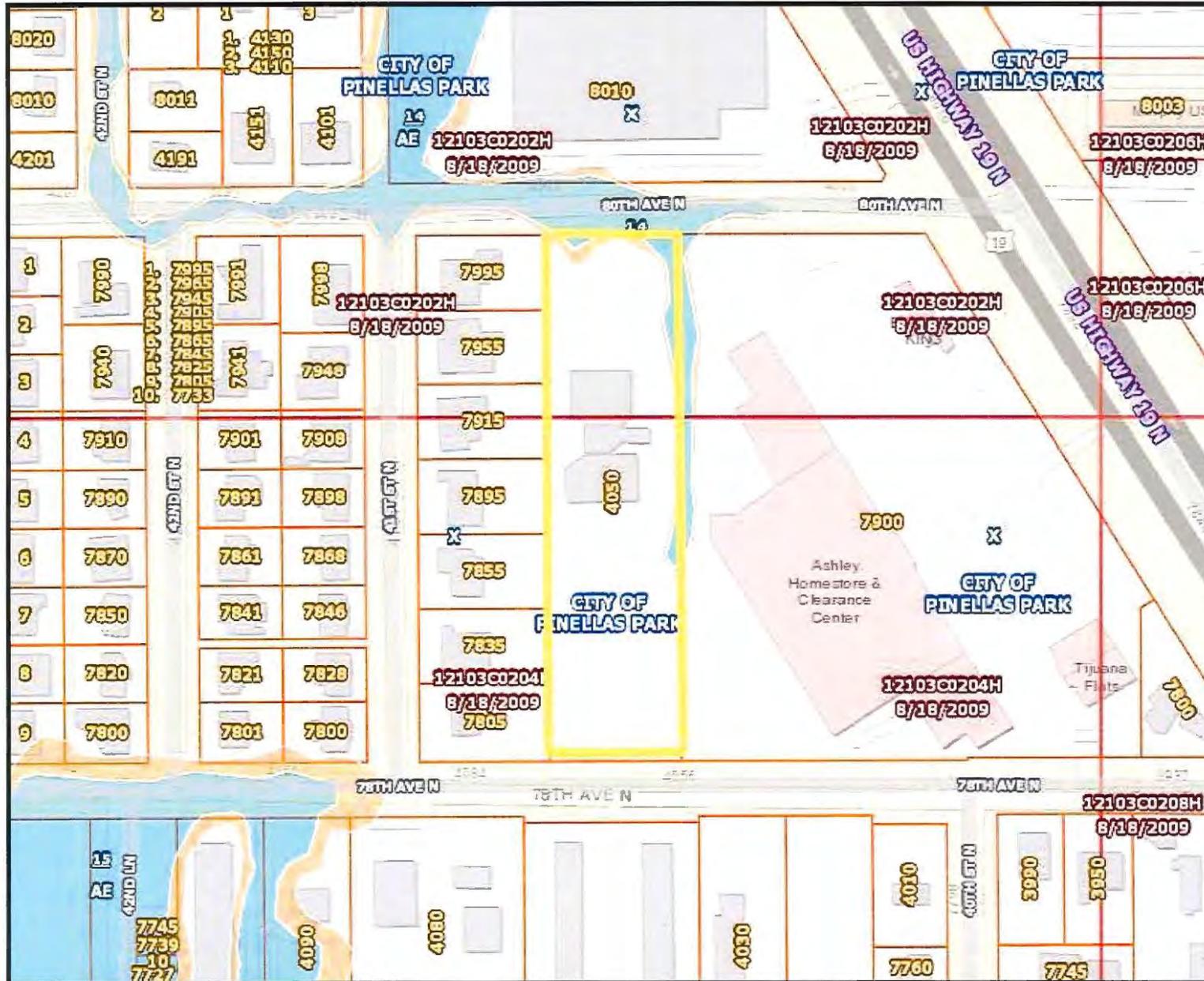


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Flood Insurance Rate Map

Legend

- Master Address Points
- Centerlines
- Private Roads
- Pinellas Park
- Rights of Way
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
 - Bridge
 - Culvert
 - Weir
 - Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
 - LIMIT LINES
 - SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
 - <all other values>
 - 1% Annual Chance Flood Hazard (A, AE, AI)
 - 0.2% Annual Chance Flood Hazard (X)
 - Area of Minimal Flood Hazard (X)
- Floodway (AE)
- Coastal High Hazard Area
- Parcel Lines



188.1 0 94.04 188.1 Feet

1:2,257

Notes:



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Site Photos







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