



# Pinellas County

## Staff Report

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**File #:** 23-0764A, **Version:** 1

**Agenda Date:** 6/13/2023

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### **Subject:**

Case No. ZON-23-02 (Pinellas County/St. Pete-Clearwater International Airport) (first public hearing)  
A request for a Zoning change from E-1, Employment-1 to P.C. Airport, Pinellas County Airport, on approximately 18.5 acres located at 13690 Stoneybrook Drive in unincorporated Largo. (Quasi-Judicial) (Companion to Item No. 7)

### **Recommended Action:**

Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-23-02 is recommended for approval following the required two public hearings by the Pinellas County Board of County Commissioners (Board):

A resolution approving the application of Pinellas County/St. Pete-Clearwater International Airport for a change in zoning from E-1 (Employment-1) to Pinellas County Airport (P.C. Airport).

- The applicant is seeking a zoning change on an 18.5-acre portion of the 126.9-acre former Airco property that is adjacent to the east of the airport runways.
- The construction of a new airport taxiway to provide access to future aviation uses is proposed.
- The requested P.C. Airport zoning is consistent with the Pinellas County Comprehensive Plan and the Airport Master Plan.
- The amendment area is surrounded by County-owned land that is designated with transportation, employment, and commercial land use categories.
- The applicant is also seeking a land use change under a separate case number.
- The Local Planning Agency recommended approval of the request (vote 7-0). Two persons appeared in opposition and two letters in opposition have been received. Noise impacts were a primary concern. Airport staff indicated that any increase in noise would be negligible.
- This is the first of two required public hearings by the Board on this case. The second public hearing is anticipated for July 18, 2023.

### **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:**

This is an application submitted by the County and PIE. The subject property is a portion of the former Airco golf course. The overall Airco parcel covers 126.9 acres, however only approximately 18.5 acres on its west side adjacent to PIE is proposed for amendment. Approval of the amendment

will allow for the construction of a new airport taxiway that is needed to provide access to future planned aviation uses.

The amendment area is currently designated as Employment (E) on the Future Land Use Map (FLUM), however a change to Transportation/Utility (T/U) is proposed per companion Case No. FLU-23-02. The site is now zoned E-1, which allows for a variety of uses such as light manufacturing, offices, research and development, and accessory retail, but it does not allow airport taxiways/runways. The Airco property is subject to a Master Plan approved by the Board in 2020, which guides short and long-term development of PIE to meet the future operational demands for the following 20 years.

This proposed zoning amendment to P.C. Airport is consistent with the surrounding aviation-related uses and would allow for the current and planned future uses of the airport, consistent with the adopted Airport Master Plan. Much of the surrounding property is owned by the County. To the south along Ulmerton Road are various commercial and retail uses such as hotels and restaurants.

Staff is of the opinion that the proposed Zoning Atlas amendment to P.C. Airport is appropriate for the subject property, compatible with the surrounding development pattern, consistent with the Pinellas County Comprehensive Plan and the Airport Master Plan and would facilitate the intended future uses of the Airport.

**Background Information:**

The LPA recommended approval of the request during its May 10, 2023, public hearing (vote 7-0).

Surrounding property owners within 500 feet of the subject parcel were notified by mail. A sign advertising the public hearings was posted on the subject parcel.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

N/A

**Attachments:**

- LPA Report
- Case Maps
- Resolution
- Case Application
- Survey and Legal Description
- Public Notification Map
- PowerPoint Presentation
- Legal Ad
- Legal Ad Map



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** ZON-23-02

**LPA Public Hearing:** May 10, 2023

**Applicant:** Pinellas County/St. Pete-Clearwater International Airport

**Representatives:** Scott Yarley, P.E., Airport Engineer

**Subject Property:** Approximately 18.5 acres located at 13690 Stoneybrook Drive in unincorporated Largo

**Parcel ID(s):** part of 34/29/16/00110/000/0023



### **REQUEST:**

A Zoning Atlas amendment from E-1, Employment-1 to Pinellas County Airport (P.C. Airport). The construction of a new airport taxiway within the amendment area that would provide access to future aviation uses is proposed.

### **LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:**

The LPA finds the proposed Zoning Atlas amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 7-0, in favor).

### **Development Review Committee (DRC) STAFF RECOMMENDATION:**

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report and subject to the Future Land Use Map amendment in case # FLU-23-02.
- **Staff further recommends** that the LPA recommend **approval** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.

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### **SUMMARY REPORT**

The DRC reviewed this application on April 10, 2023. The DRC Staff summary discussion and analysis follows:

This is an application submitted by Pinellas County and the St. Pete-Clearwater International Airport (PIE). The subject property is a portion of the former Airco golf course located at 13690 Stoneybrook Drive in unincorporated Largo. The overall Airco parcel covers ±126.91 acres, however only approximately 18.5 acres on the west side adjacent to PIE is proposed for amendment to allow for the construction of a new airport taxiway that is needed to provide access to future aviation uses. The property is currently designated as Employment (E) on the Future Land Use Map (FLUM), however a change to Transportation/Utility (T/U) is proposed per companion case # FLU-23-02. The site is now zoned E-1, Employment-1, which allows for a variety of uses such as light manufacturing, offices, research and development, and accessory retail. The Airco property is subject to a Master Plan approved by the Board of County Commissioners in 2020, which guides short and long-term development of PIE to meet the future operational demands for the following 20 years.

The proposed zoning amendment to P.C. Airport is consistent with the surrounding aviation-related uses in the area and would allow for the current and planned future uses of the airport, consistent with the adopted Master Plan. To the north, west and east of the amendment area is property owned by Pinellas County. To the south along Ulmerton Road are various commercial and retail uses such as hotels and restaurants.

The DRC staff is of the opinion that the proposed Zoning Atlas amendment to P.C. Airport is appropriate for the subject property, compatible with the surrounding development pattern, consistent with the Pinellas County Comprehensive Plan and the Airport Master Plan and would facilitate the intended future uses of the Airport.

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### **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Employment	E-1	Vacant
<b>Adjacent Properties:</b>			
<b>North</b>	Transportation/Utility	P.C. Airport	Airport
<b>South</b>	Commercial General & Commercial Recreation	E-1 & C-2	Vacant, Commercial
<b>East</b>	Employment	E-1	Vacant
<b>West</b>	Transportation/Utility	P.C. Airport	Airport

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### **IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendment is consistent with the following adopted goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan:

#### **FUTURE LAND USE ELEMENT**

- Goal 1: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.
- Objective 1.1 Establish Land Use Categories that respond to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

- Objective 1.2            Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.
- Policy 1.2.2            Consider creative regulatory solutions to support (re)development.

### **TRANSPORTATION ELEMENT**

- Policy 1.1.3            Provide viable transportation options to meet the needs of all.
- Strategy 1.1.3.4        Consider diverse transportation needs in the development and implementation of County facilities, plans, and programs.
- Goal 3                  Create a multimodal transportation system that advances a sustainable local economy, enhances access to employment opportunities, and attracts new employers and business expansion.
- Objective 3.2.           Stimulate economic development through the growth and expansion of the St. Pete-Clearwater International Airport in a manner that minimizes adverse impacts to the natural and human environment and is coordinated with federal, state, regional, and local agency plans and regulations.
- Policy 3.2.1            Develop and maintain the St. Pete-Clearwater Airport Master Plan and the Federal Aviation Administration (FAA) Airport Layout Plan, incorporated by reference.
- Strategy 3.2.1.4        See diversification and expansion of revenue sources for the Airport through the utilization of land within and adjacent to the airport.

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### **COUNTY DEVELOPMENT REGULATIONS**

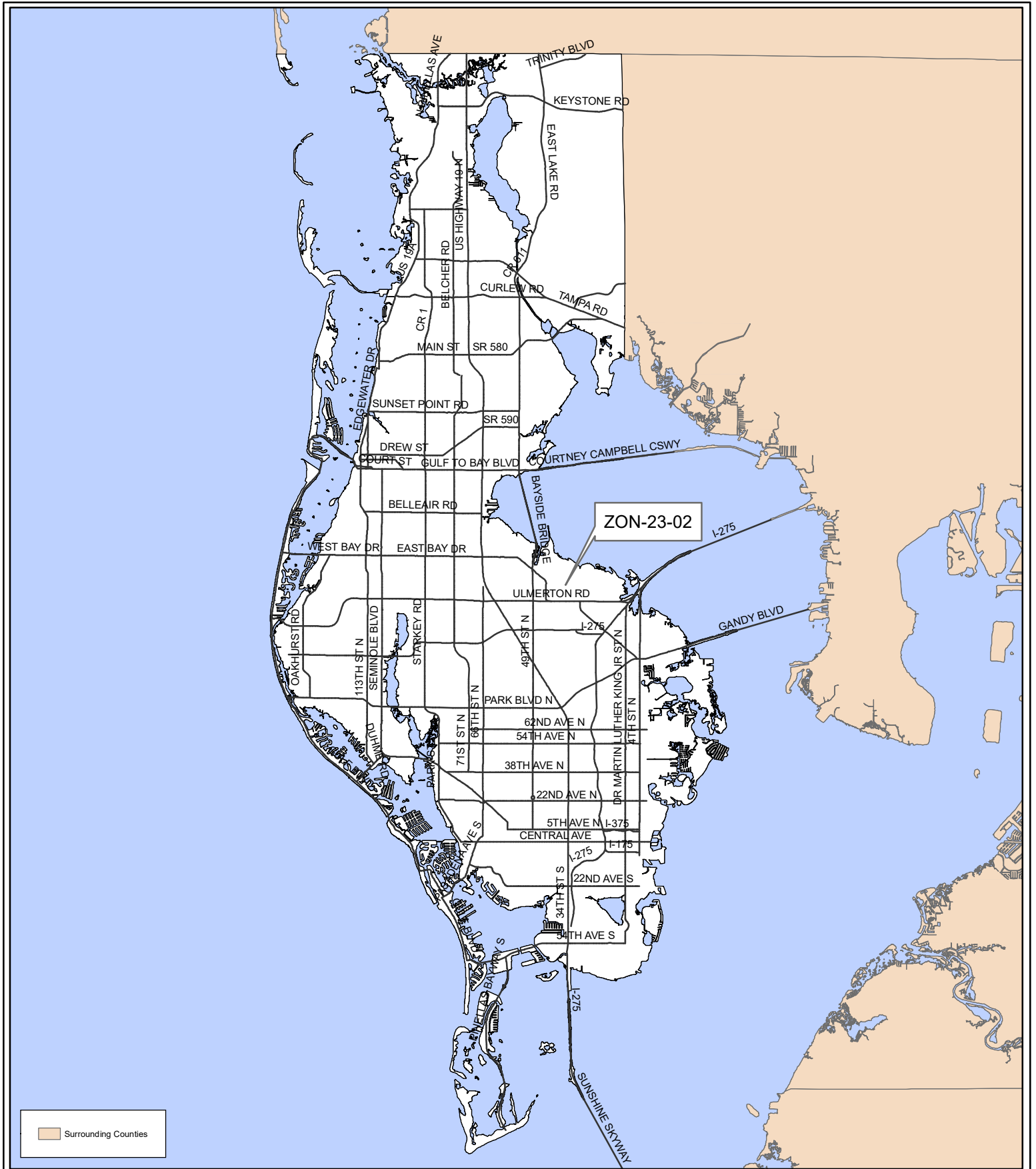
Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.


**PROPOSED BCC HEARING DATE:** June 13, 2023

**CORRESPONDENCE RECEIVED TO DATE:** For the May 10, 2023, LPA hearing: There were two letters in opposition received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** Two persons appeared in opposition.

**ATTACHMENTS: (Maps)**



 Surrounding Counties

## ZON-23-02

### Location Map

### Zoning

**From:** E-1. Employment-1

**To:** P. C. Airport



Portion of Parcel 34/29/16/00110/000/0023

Prepared by: Housing & Community Development Department



Date: 3/27/2023

1 inch = 4.5 miles



**ZON-23-02**

**Aerial Map**

**Zoning**

**From: E-1. Employment-1**

**To: P. C. Airport**



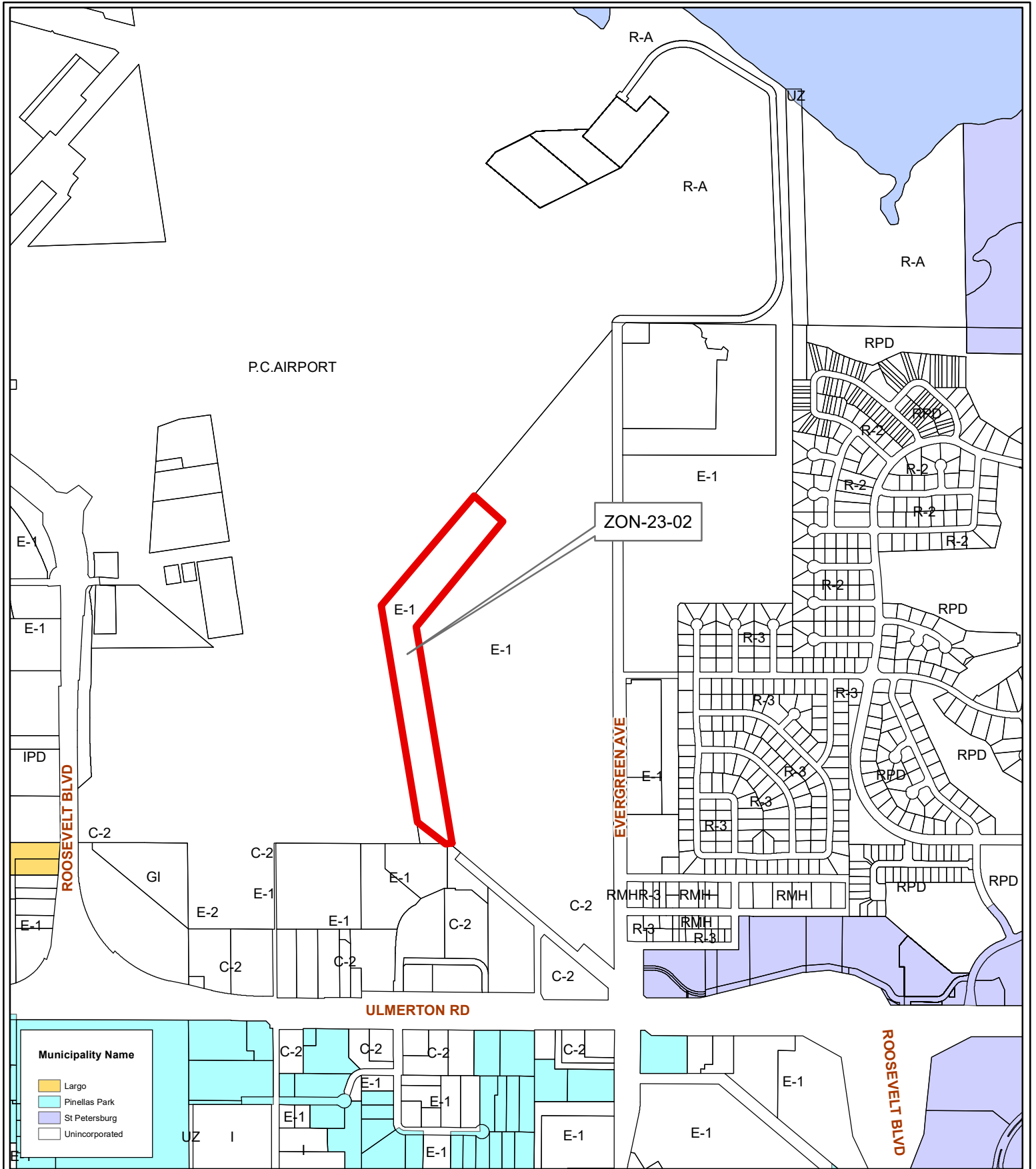
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Prepared by: Housing & Community Development Department



Date: 3/28/2023

1 inch = 0.19 miles



**ZON-23-02**

**Municipal Map**

**Zoning**

**From:** E-1. Employment-1

**To:** P. C. Airport



Portion of Parcel 34/29/16/00110/000/0023

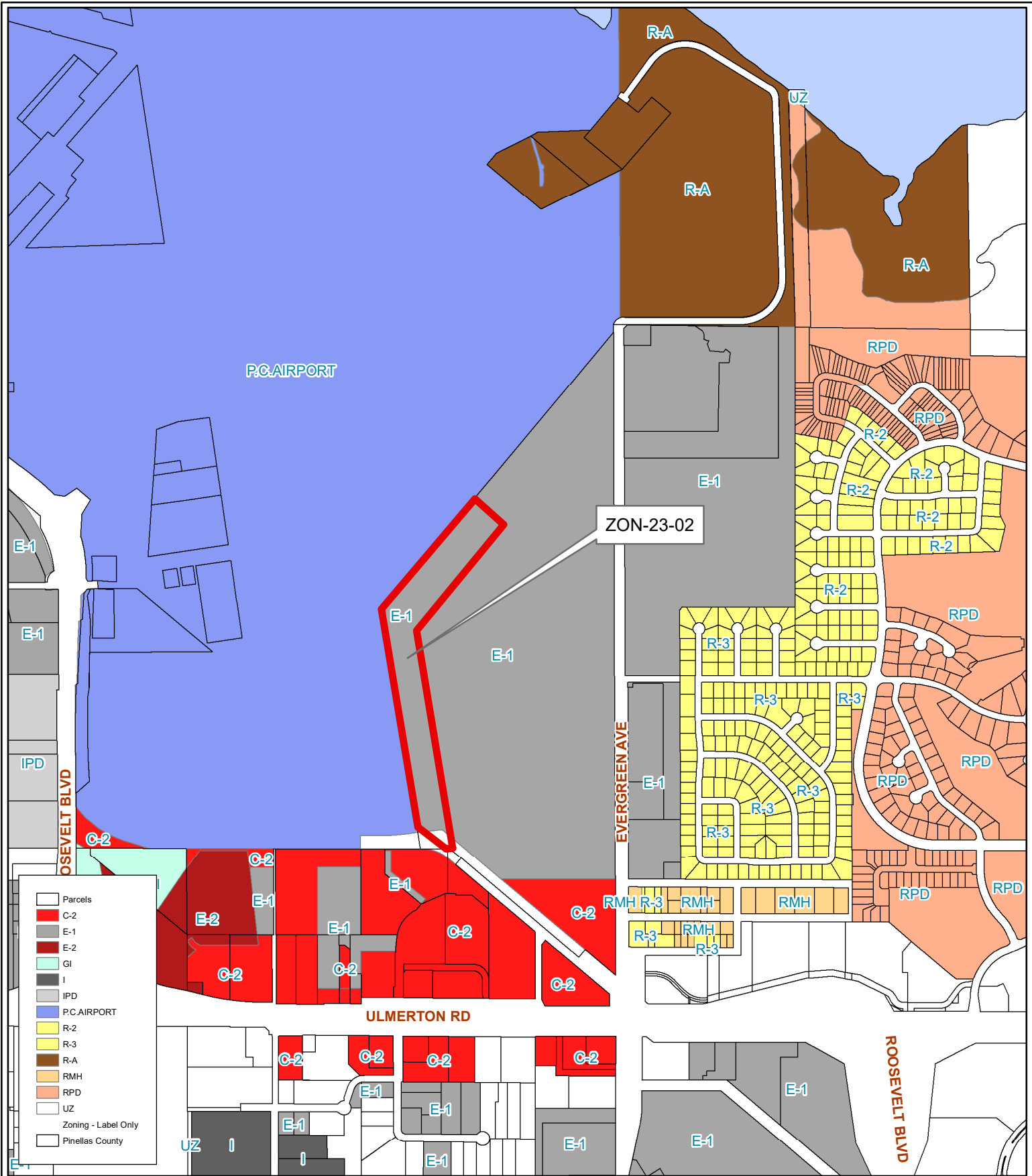
Prepared by: Housing & Community Development Department



Date: 3/28/2023

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**ZON-23-02**

**Current Zoning**

**Zoning**

**From:** E-1. Employment-1

**To:** P. C. Airport



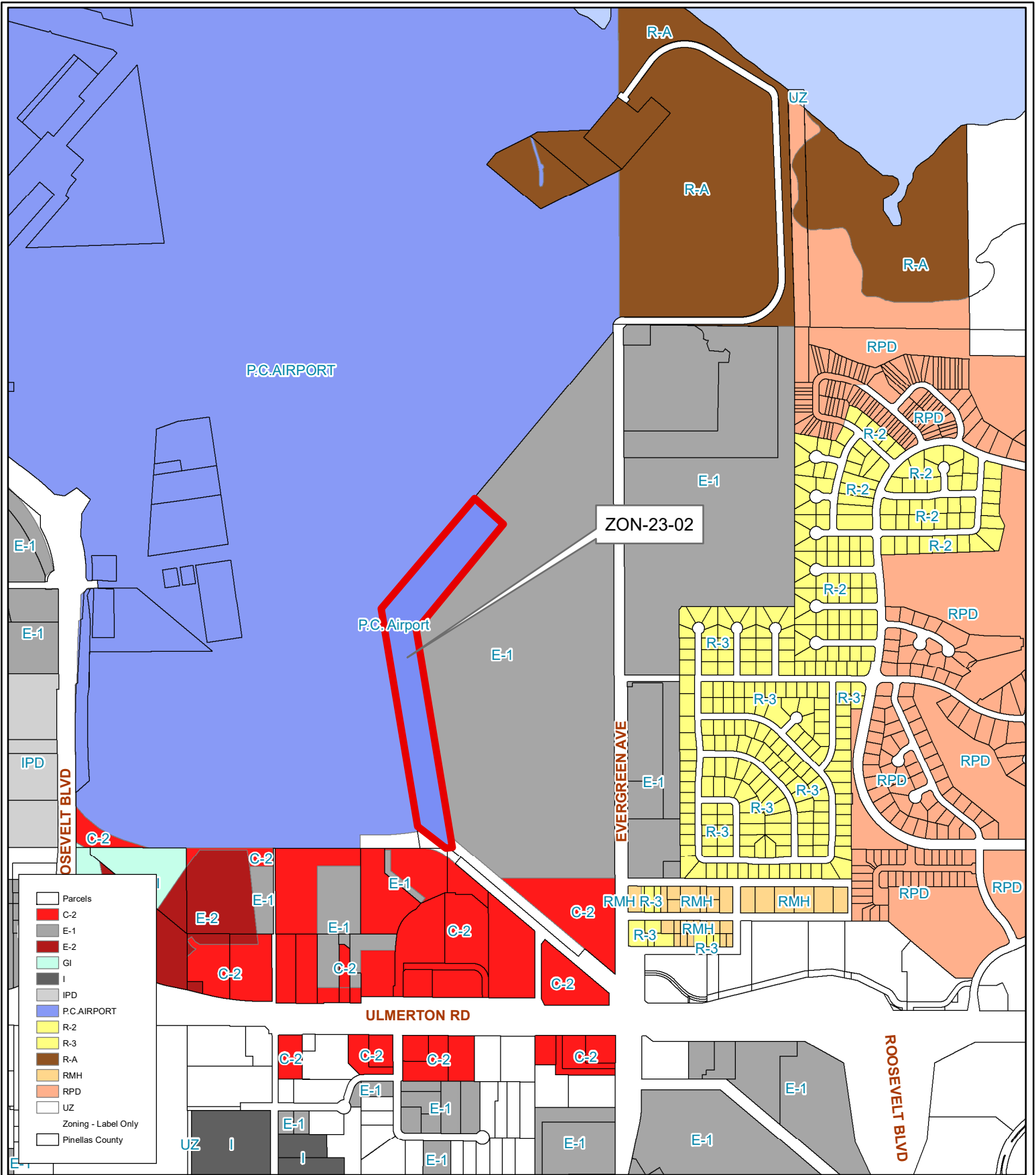
Portion of Parcel 34/29/16/00110/000/0023

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Date: 3/28/2023

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**ZON-23-02**

**Proposed Zoning**

**Zoning**

**From:** E-1. Employment-1

**To:** P. C. Airport



Portion of Parcel 34/29/16/00110/000/0023

Prepared by: Housing & Community Development Department



Date: 3/28/2023

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