



Pinellas County

Staff Report

File #: 23-0808A, **Version:** 1

Agenda Date: 6/13/2023

Subject:

Case No. FLU-23-02 (Pinellas County/St. Pete-Clearwater International Airport)

A request for a land use change from Employment to Transportation/Utility, on approximately 18.5 acres located at 13690 Stoneybrook Drive in unincorporated Largo. (Companion to Item No. 8)

Recommended Action:

Based upon the evidence and findings contained in the staff report and attachments, Case No. FLU-23-02 is recommended for approval:

An ordinance approving the application of Pinellas County/St. Pete-Clearwater International Airport for a change in land use from Employment (E) to Transportation/Utility (T/U).

- The applicant is seeking a land use 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.
- Proposed is the construction of a new airport taxiway to provide access to future aviation uses.
- The requested T/U land use 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 zoning 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.

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 the St. Pete-Clearwater International Airport (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 site is now zoned Employment-1 (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. Thus, a companion Zoning Atlas amendment case (Case No. ZON-23-02) is proposed to change the zoning to Pinellas County Airport (P.C. Airport). Also, the Airco property is subject to a Master Plan approved by the Board of County Commissioners (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 land use amendment to T/C 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 land use amendment to T/C 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
Ordinance
Case Application
Survey and Legal Description
Public Notification Map
PowerPoint Presentation
Legal Ad
Legal Ad Map

BCC HEARING

June 13, 2023

A. PROPOSED ORDINANCE AND RESOLUTION AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS:

1. **FLU-23-02 (Pinellas County/St. Pete-Clearwater International Airport) (BCC ID 23-0808A)**

A request for a change of land use from E, Employment to T/U, Transportation/Utility on approximately 18.5 acres located at 13690 Stoneybrook Drive in unincorporated Largo through Scott Yarley, P.E., Airport Engineer, Representative.

2. **ZON-23-02 (Pinellas County/St. Pete-Clearwater International Airport) (BCC ID 23-0764A)**

A request for a change of zoning from E-1, Employment-1 to P.C. Airport on approximately 18.5 acres located at 13690 Stoneybrook Drive in unincorporated Largo through Scott Yarley, P.E., Airport Engineer, Representative. (*quasi-judicial*)

SPECIAL ACCOMMODATIONS

Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing such requests to accommodations@pinellas.gov at least three (3) business days before the need for reasonable accommodation. You may also call (727) 464-4882.

NOTICE: The zoning matters heard by the Board of County Commissioners are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the board in deciding the matters before it. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the board. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. The county attorney's office represents and advises the board and county staff but cannot give legal advice to the applicant or other interested parties.

Written correspondence may be directed to the Pinellas County Housing and Community Development Department, Zoning Section, 440 Court Street, 4th Floor, Clearwater, Florida 33756, or you may email us at zoning@pinellas.gov.

Failure by the applicant or an authorized representative of the applicant to appear at the scheduled public hearings may result in an automatic denial of the request.

Appeals of any final decision made at this hearing must be filed in circuit court within 30 calendar days of the decision. This time period is jurisdictional in nature and cannot be extended. Persons are advised that if they decide to file an appeal, they will need to seek independent legal counsel and a record of the proceedings. It is the appellant's responsibility to ensure that a verbatim recommendation of the proceedings is created if needed for purposes of appeal.



Housing & Community Development

Re: Case No. FLU-23-02 & ZON-23-02
Pinellas County/St. Pete-Clearwater International Airport, Applicant
Scott Yarley, P.E., Airport Engineer, Representative

Dear Property Owner:

April 19, 2023

This is an important notice about upcoming public hearings regarding the use of land. It is being provided to you because you are either the owner or representative of the owner of the subject property, or you own land near the subject property. If you have any questions regarding this important matter, please call our office at (727) 464-5047, email or visit us at the address listed below. Written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Boards for their consideration in support of, or in opposition, must be submitted at least one week (7 days) in advance of the advertised hearing and may be directed to the Pinellas County Housing and Community Development Zoning Section located in the Building and Development Review Services Department, 440 Court Street, 4th FL, Clearwater, FL 33756, or email us at zoning@pinellas.gov.

The property consists of approximately 18.5 acres located at 13690 Stoneybrook Drive in unincorporated Largo.

The purpose of these hearings will be to consider a request for a change of Land Use from E, Employment to T/U, Transportation/Utility and change of zoning from E-1, Employment-1 to P.C. Airport.

Certain matters heard by the Local Planning Agency Board the Board of County Commissioners are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the boards in deciding the matters before them. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the boards. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence.

A public hearing will be held by the ~~Local Planning Agency (LPA) on May 10, 2023, at 9:00 A.M. in the County Commission Assembly Room, 315 Court Street, 5th Floor, Clearwater, FL.~~ The LPA will make a recommendation to the Board of County Commissioners.

The Board of County Commissioners will then hold a ~~public hearing on June 13, 2023, at 6:00 P.M. in the County Commission Assembly Room, 315 Court Street, 5th Floor, Clearwater, FL.~~

You are invited to attend these hearings and to express your views on this matter either in-person or virtually. If you would like to attend virtually, please call or email us for instructions at least three (3) business days before the hearing.

PLEASE NOTE COUNTY ATTORNEY'S OFFICE REPRESENTS AND ADVISES THE BOARD AND COUNTY STAFF BUT CANNOT GIVE LEGAL ADVICE TO THE APPLICANT OR OTHER INTERESTED PARTIES.

Appeals of any final decision must be filed within 30 calendar days of the decision. Persons are advised that if they decide to file an appeal, they will need a record of the proceedings and for such purpose they may need to ensure that a verbatim record of the proceedings is made.

FAILURE BY THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE OF THE APPLICANT TO APPEAR AT THE SCHEDULED PUBLIC HEARINGS MAY RESULT IN AN AUTOMATIC DENIAL OF THE REQUEST.

SPECIAL ACCOMMODATIONS

Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing accommodations@pinellas.gov at least three (3) business days before the need for reasonable accommodation. You may also call (727) 464-4882.

Sincerely,

ZONING SECTION, PINELLAS COUNTY HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: FLU-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 Future Land Use Map (FLUM) amendment from E, Employment to T/U, Transportation Utility. The construction of a new airport taxiway within the amendment area that would provide access to future aviation uses is proposed. A companion Zoning Atlas amendment (Case No. ZON-23-02) is also proposed, contingent upon this Future Land Use Map amendment. The proposed Zoning Atlas case Zoning Atlas amendment from E-1, Employment-1 to P.C. Airport.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

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

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Future Land Use Map amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed Future Land Use Map amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (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. A companion Zoning Atlas amendment (Case No. ZON-23-02) is also proposed, contingent upon this Future Land Use Map amendment. 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 FLUM amendment 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 retail uses such as hotels and restaurants.

Flood Risk

The subject property is within the Coastal High Hazard Area and the Coastal Storm Area, however the neither the Comprehensive Plan or Land Development Code do not prohibit aviation related uses in such areas.

Archeological/Cultural Resources

According to the Countywide Cultural Resource Study completed in November 2008 for the Board of County Commissioners identifies the general area surrounding the AIRCO property as one of "moderate probability" of archaeological sensitivity and "high probability" of resource sensitivity associated with early historic settlement (years 1830-1840). However, the 1992 Survey of Historic and Archaeological Resources in the Unincorporated County does not identify any specific historic or archaeological resources on the property.

Transportation

The site currently gains access from Ulmerton Road, via Stoney Brook Drive, which is considered a local road that dead ends at the former golf course pro shop. PIE is primarily accessed from Roosevelt Boulevard. Ulmerton Road from Roosevelt Boulevard to 49th Street currently operates at LOS C under 2022 average daily conditions. It's anticipated that the proposed new airport taxiway will not result in any increased traffic.

Conclusion

The DRC staff is of the opinion that the proposed FLUM amendment to Transportation Utility 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.

SURROUNDING ZONING AND LAND USE FACTS:

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

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.

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)

ORDINANCE NO. 23-7

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 18.5 ACRES LOCATED 13690 STONEYBROOK DRIVE IN UNINCORPORATED LARGO LOCATED IN SECTION 3, TOWNSHIP 30, RANGE 16; FROM EMPLOYMENT TO TRANSPORTATION/UTILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the application for an amendment to the Future Land Use Map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small-scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 13th day of June, 2023, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 18.5 acres located at 13690 Stoneybrook Drive in unincorporated Largo, referenced as Case FLU-23-02, and owned by Pinellas County/St. Pete-Clearwater International Airport, c/o Scott Yarley, P.E., Airport Engineer, from Employment to Transportation/Utility. See Attachment "A" for the Legal Description.

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Employment to Public/Semi-Public to maintain consistency with said Plan.

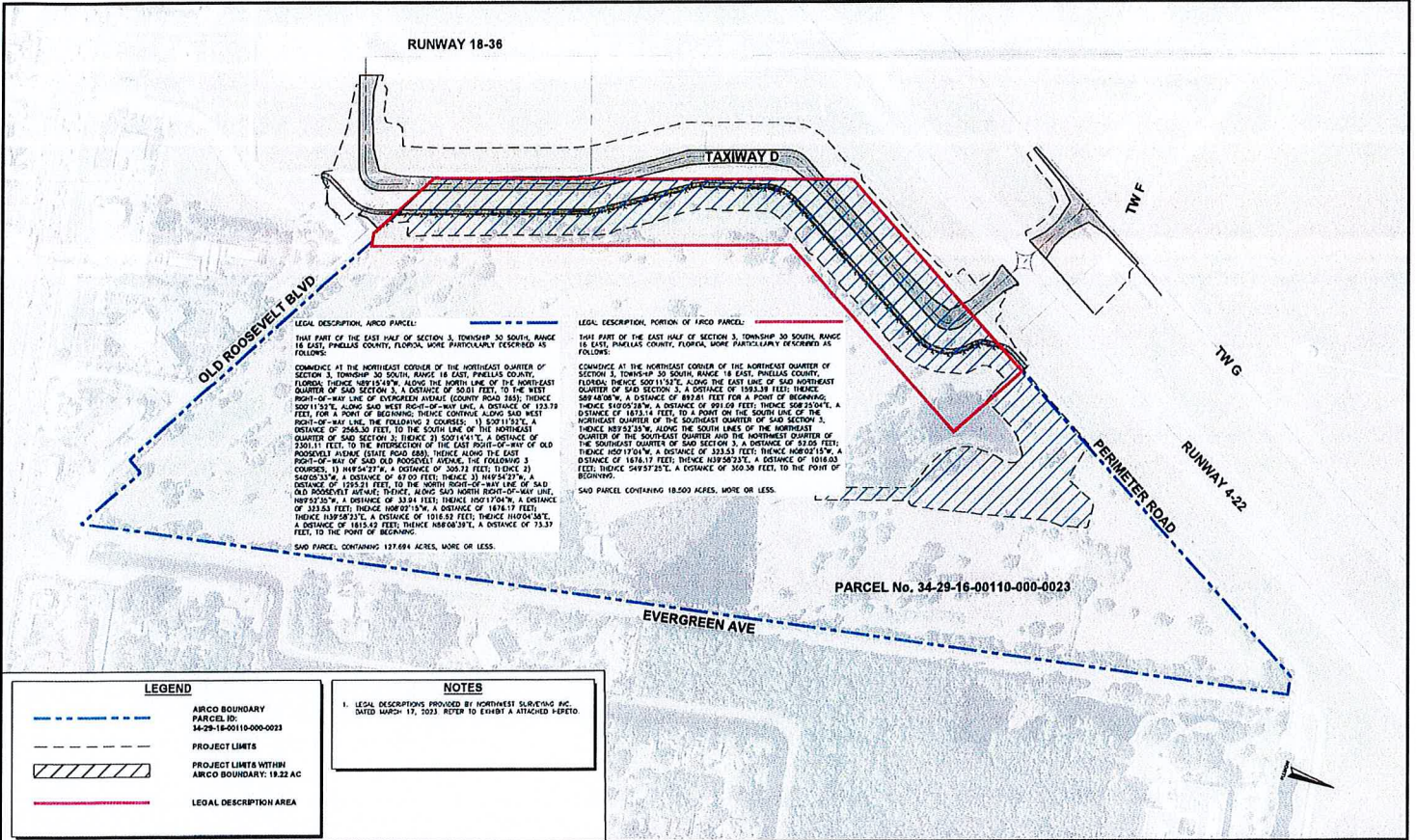
Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-245, Laws of Florida.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small-scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM

By: Derrill McAteer
Office of the County Attorney

Attachment "A"



LEGEND	
	AIRCO BOUNDARY PARCEL ID: 34-29-16-00110-000-0023
	PROJECT LIMITS
	PROJECT LIMITS WITHIN AIRCO BOUNDARY: 19.22 AC
	LEGAL DESCRIPTION AREA

NOTES

1. LEGAL DESCRIPTIONS PROVIDED BY NORTHWEST SURVEYING INC. DATED MARCH 17, 2023 REFER TO EXHIBIT A ATTACHED PERPET.



AIRCO TAXIWAYS PROGRAM



AVCON, INC.
ENGINEERS & PLANNERS
4600 140TH AVENUE, SUITE 8100 • CLEARWATER, FL 33762
OFFICE: (813) 521-4046 • FAX: (813) 699-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NO. 6067
WWW.AVCON.COM

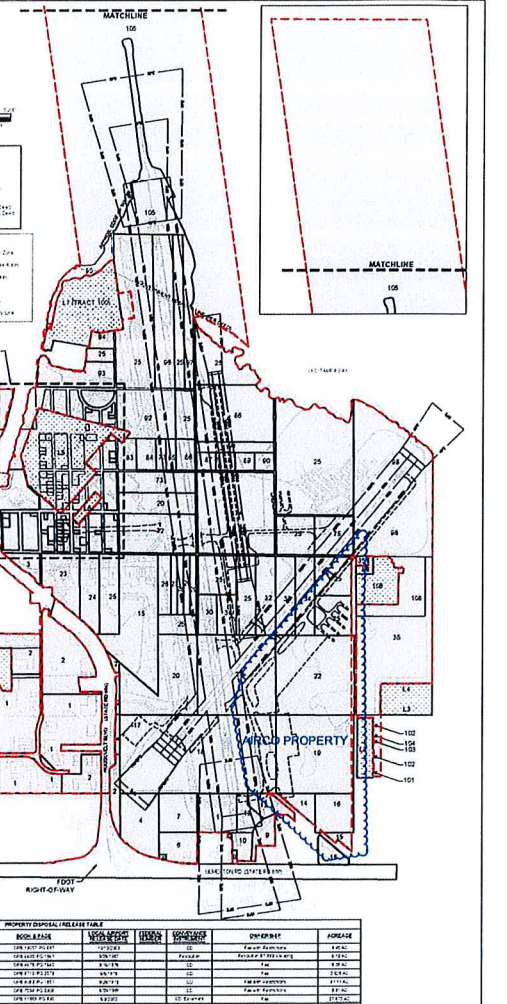
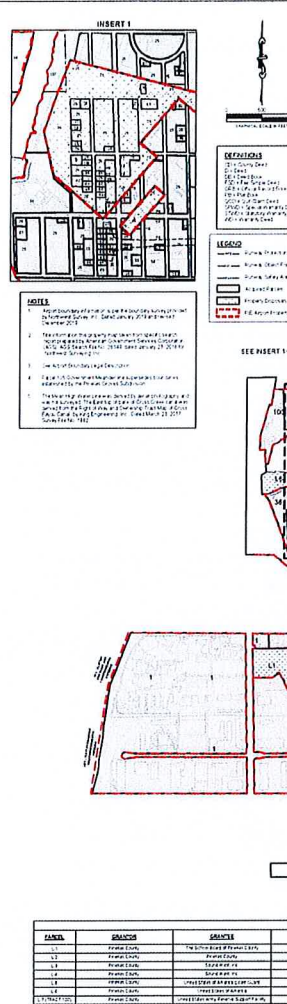
AIRCO PARCEL ZONING

EX. 1

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PARCEL	OWNER	ADDRESS	APN	AREA	PERMITS	STATUS
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REV NO	DATE	REVISIONS	BY

EXHIBIT "A" AIRPORT PROPERTY INVENTORY MAP
ST PETE-CLEARWATER INTERNATIONAL AIRPORT
CLEARWATER, FL



JOB NO	DATE	DESIGN	CHECKED
ES41704	RRC	N/A	OCT. 2020

EXHIBIT 1
PROPERTY PARCEL
MAP

STATE OF FLORIDA

COUNTY OF PINELLAS

I, KEN BURKE, Clerk of the Circuit Court and Ex-officio Clerk to the Board of County Commissioners, in and for the State and County aforesaid, DO HEREBY CERTIFY that the foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners of Pinellas County, Florida, on June 13, 2023 relative to:

ORDINANCE NO. 23-7

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 18.5 ACRES LOCATED 13690 STONEYBROOK DRIVE IN UNINCORPORATED LARGO LOCATED IN SECTION 3, TOWNSHIP 30, RANGE 16; FROM EMPLOYMENT TO TRANSPORTATION/UTILITY; AND PROVIDING AN EFFECTIVE DATE

IN WITNESS WHEREOF, I hereunto set my hand and official seal this June 15, 2023.



KEN BURKE
Clerk of the Circuit Court
and Ex-officio Clerk to the
Board of County Commissioners

By: 
Derelynn Revie, Deputy Clerk



Pinellas County

Master

File Number: 23-0808A

File ID: 23-0808A

Type: Zoning / Land Use and Related Item

Status: Public Hearing

Version: 1

Agenda Section:

Department: Board of County Commissioners

File Created: 05/12/2023

Subject:

Final Action:

Title: Case No. FLU-23-02 (Pinellas County/St. Pete-Clearwater International Airport)
 A request for a land use change from Employment to Transportation/Utility, on approximately 18.5 acres located at 13690 Stoneybrook Drive in unincorporated Largo. (Companion to Item No. 8)

Internal Notes:

Agenda Date: 06/13/2023

Agenda Item Number: 7.

Sponsors:

Enactment Date:

Attachments: State-Filed ORD 23-7, Adopted ORD 23-7, LPA Staff Report: FLU-23-02-Final, Case Maps, AATF - Ordinance: FLU-23-02, Legal Ad, Legal Ad Map, Case Application, Survey And Legal, Public Notification Map, Presentation, Electronic Affidavit of Publication, Affidavit of Publication

Enactment Number: ORD 23-7

REF #:

Hearing Date:

Drafter: Scott Swearengen

Effective Date:

Related Files:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Board of County Commissioners	06/13/2023	approved				Pass
<p>Action Text: A motion was made by Vice-Chair Peters, seconded by Commissioner Justice, that the item be approved. The motion carried by the following vote:</p> <p style="padding-left: 40px;">Aye: 6 Chair Long, Vice-Chair Peters, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Scott</p> <p style="padding-left: 40px;">Absent: 1 Commissioner Eggers</p>							

PUBLIC HEARINGS

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Countywide Planning Authority

6. Case No. CW 23-04 - (Pinellas County)
Countywide Plan Map amendment from Recreation/Open Space to Public/Semi-Public, regarding 0.116 acre more or less, located on the west side of Ridgemoor Drive, approximately 300 feet north of Ridgemoor Boulevard.
APPROVED

BOARD OF COUNTY COMMISSIONERS

7. **Case No. FLU-23-02** (Pinellas County/St. Pete-Clearwater International Airport)
A request for a land use change from Employment to Transportation/Utility, on approximately 18.5 acres located at 13690 Stoneybrook Drive in unincorporated Largo. (Companion to Item No. 8)
APPROVED
8. **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)
NO ACTION TAKEN
9. Resolution adopting revised retail water, wholesale water, retail sewer, wholesale sewer, retail reclaimed water, and wholesale reclaimed water rates.
APPROVED

CONSENT AGENDA - Items 10 through 34**APPROVED**

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

10. Minutes of the regular meeting held April 25, 2023.
APPROVED AS PART OF THE CONSENT AGENDA