



Pinellas County

Staff Report

File #: 23-0890A, **Version:** 1

Agenda Date: 7/18/2023

Subject:

Case No. ZON-23-02 (Pinellas County/St. Pete-Clearwater International Airport) (second public hearing)

A request for a zoning change from Employment-1 (E-1) to Pinellas County Airport (P.C. Airport) on approximately 18.5 acres located at 13690 Stoneybrook Drive in unincorporated Largo. (Quasi-Judicial)

Recommended Action:

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

A resolution approving the application of Pinellas County/St. Pete-Clearwater International Airport for a change in zoning from E-1 to 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, which is currently going through the Countywide map amendment process.
- The Local Planning Agency (LPA) recommended approval of the request (vote 7-0). Two persons appeared in opposition at the LPA 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 second of two required public hearings by the Board of County Commissioner on this case. The first hearing occurred on June 13, 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, which is current going through the Countywide map amendment process. 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.

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.

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

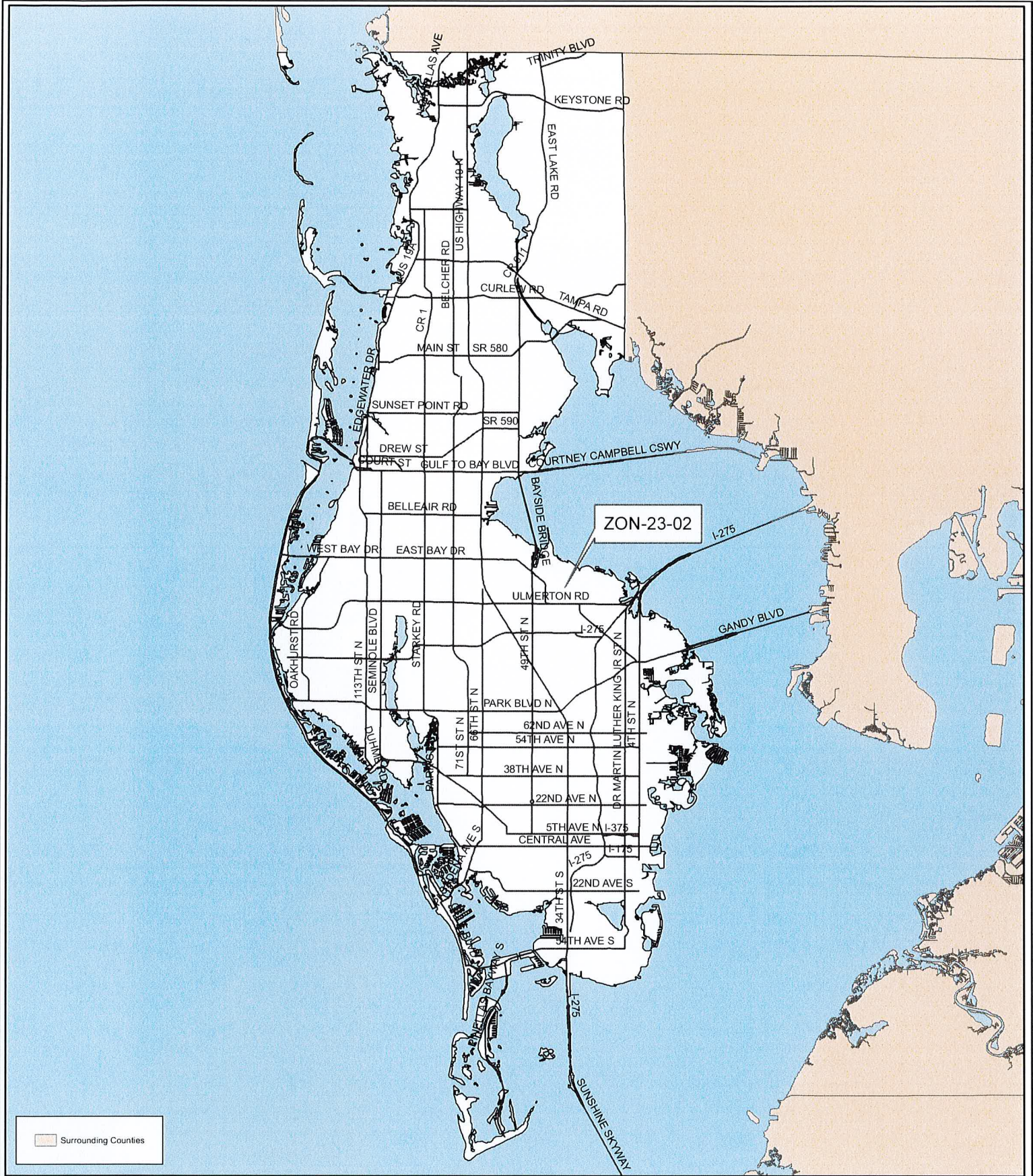
Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

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)



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

ROOSEVELT BLVD

EVERGREEN AVE

ULMERTON RD

ROOSEVELT BLVD

ZON-23-02

Aerial Map

Zoning

From: E-1. Employment-1

To: P. C. Airport



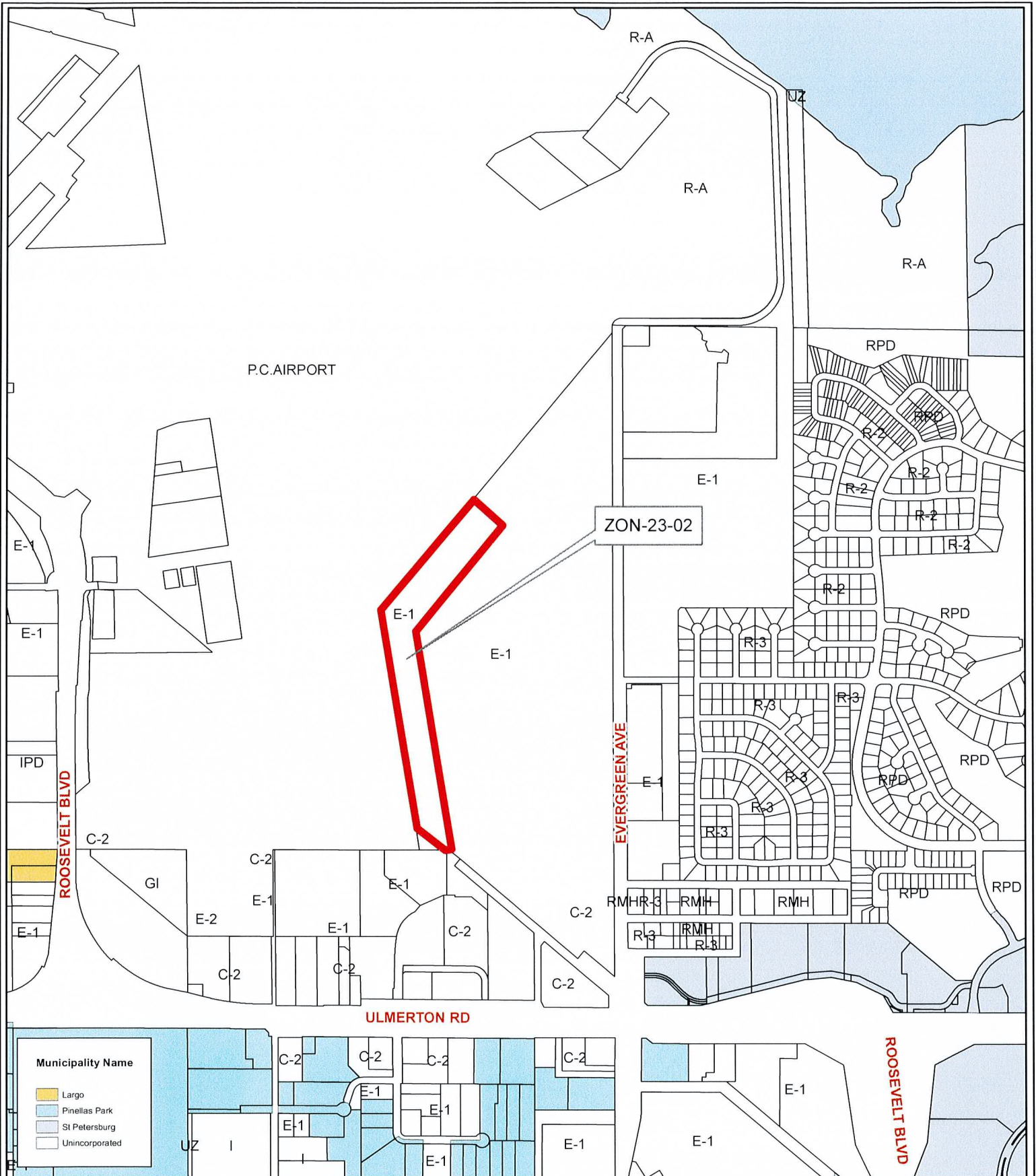
Portion of Parcel 34/29/16/00110/000/0023

Prepared by: Housing & Community Development Department



Date: 3/28/2023

1 inch = 0.19 miles



ZON-23-02

Municipal Map

Zoning

From: E-1. Employment-1

To: P. C. Airport



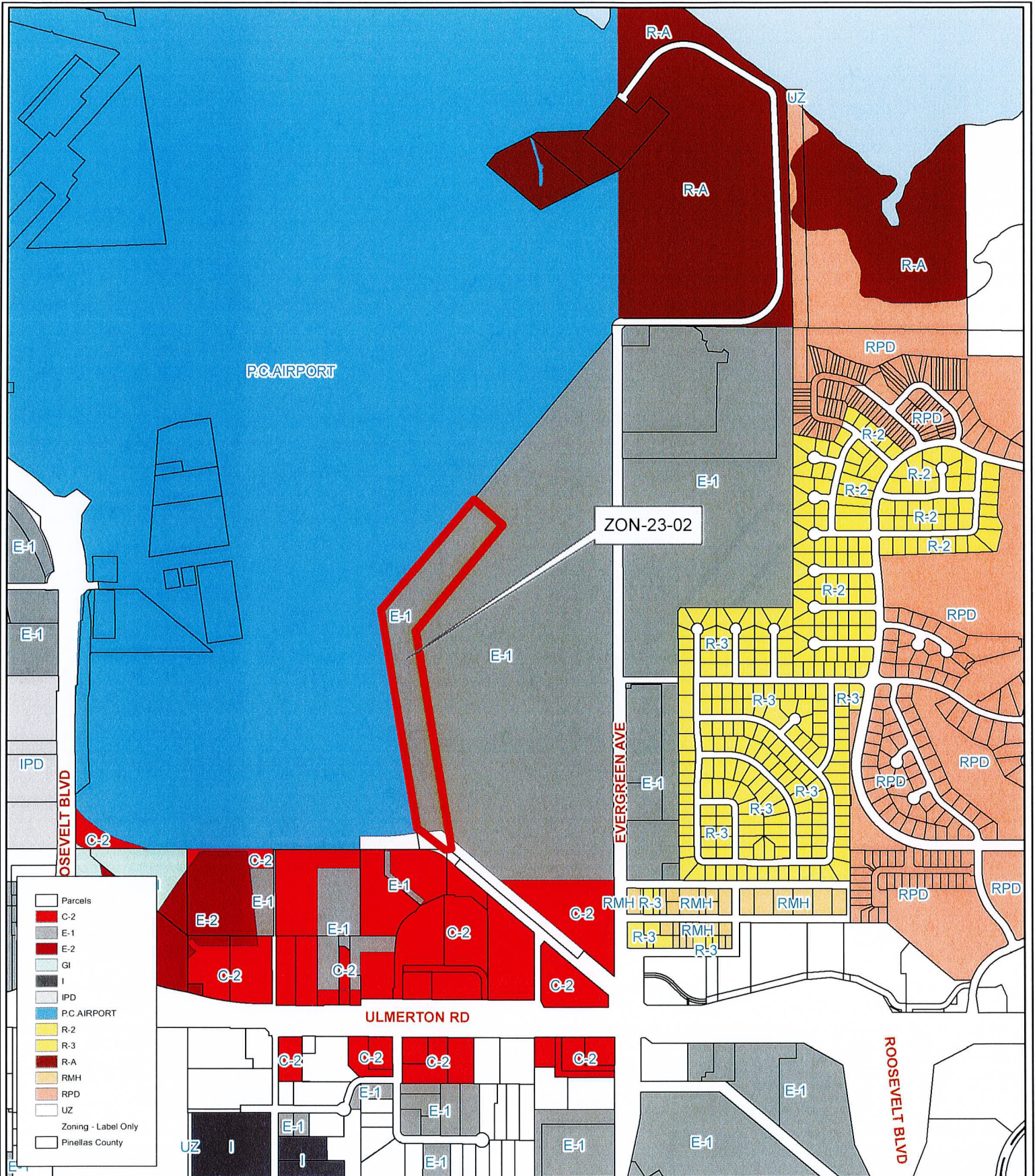
Portion of Parcel 34/29/16/00110/000/0023

Prepared by: Housing & Community Development Department



Date: 3/28/2023

1 inch = 0.19 miles



ZON-23-02

Current Zoning

Zoning

From: E-1. Employment-1

To: P. C. Airport

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

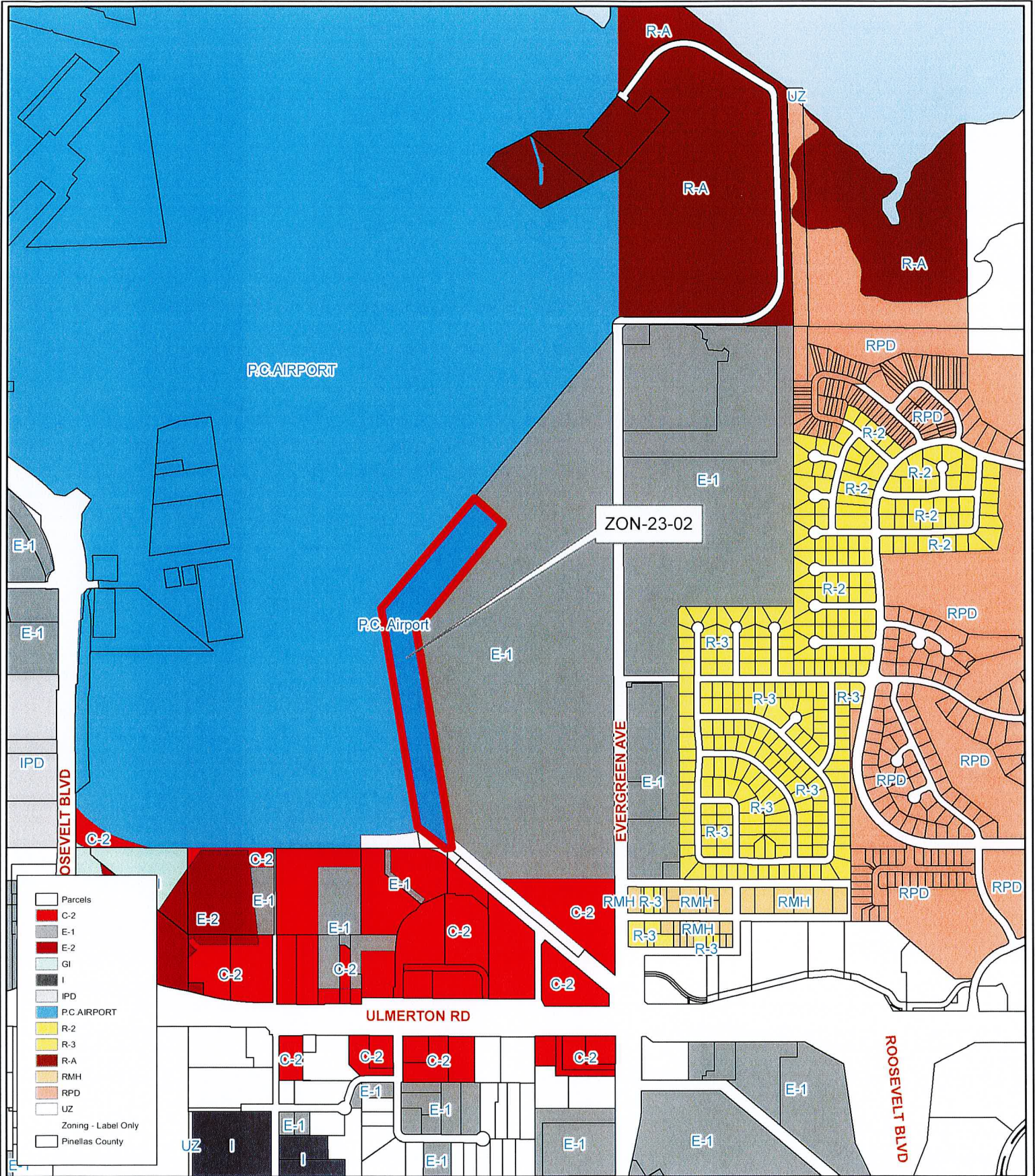
Prepared by: Housing & Community Development Department



Date: 3/28/2023



1 inch = 0.19 miles



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



1 inch = 0.19 miles

RESOLUTION NO. 23-55

A RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 18.5 ACRES LOCATED AT 13690 STONEYBROOK DRIVE IN UNINCORPORATED LARGO; PAGE 721 OF THE ZONING ATLAS, AS BEING IN SECTION 3, TOWNSHIP 30, RANGE 16; FROM E-1, EMPLOYMENT-1 TO P.C. AIRPORT; UPON APPLICATION OF PINELLAS COUNTY/ST-PETE CLEARWATER INTERNATIONAL AIRPORT, ZON-23-02

WHEREAS, Pinellas County/St. Pete-Clearwater International Airport, owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property from E-1, Employment-1 to P.C. Airport; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification 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 zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 18th day of July 2023, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

Legal Description – See Exhibit “A”

be, and the same is hereby changed from E-1, Employment-1 to P.C. Airport, subject to an amendment to the Pinellas County Future Land Use Map from Employment to Transportation/Utility, Case No. ZON-23-02.

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

Ayes: Long, Eggers, Flowers, Justice, Latvala, and Scott.

Nays: None.

Absent and not voting: Peters.

APPROVED AS TO FORM

By: Derrill McAteer
Office of the County Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE S00°11'52"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 1593.39 FEET; THENCE S89°48'08"W, A DISTANCE OF 892.81 FEET FOR A POINT OF BEGINNING; THENCE S40°05'28"W, A DISTANCE OF 991.09 FEET; THENCE S08°25'04"E, A DISTANCE OF 1673.14 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE N89°52'35"W, ALONG THE SOUTH LINES OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 52.05 FEET; THENCE N50°17'04"W, A DISTANCE OF 323.53 FEET; THENCE N08°02'15"W, A DISTANCE OF 1676.17 FEET; THENCE N39°58'23"E, A DISTANCE OF 1016.03 FEET; THENCE S49°57'25"E, A DISTANCE OF 360.38 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 18.500 ACRES, MORE OR LESS.



Pinellas County

Master

File Number: 23-0890A

File ID: 23-0890A

Type: Zoning / Land Use and
Related Item

Status: Public Hearing

Version: 1

Agenda
Section:

Department: Board of County
Commissioners

File Created: 05/31/2023

Subject:

Final Action:

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

Internal Notes:

Sponsors:

Enactment Date:

Attachments: Adopted RES 23-55, LPA Report, Case Maps, AATF - Resolution, Legal Ad, Legal Ad Map, Case Application, Survey and Legal Description, Public Notification Map, PowerPoint Presentation, Electronic Affidavit of Publication, Affidavit of Publication

Enactment Number:

REF #:

Hearing Date:

Drafter: Glenn Bailey

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Board of County Commissioners	07/18/2023	approved				Pass
Action Text: A motion was made by Commissioner Eggers, seconded by Commissioner Flowers, that the item be approved. The motion carried by the following vote: Aye: 6 Chair Long, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Scott Absent: 1 Vice-Chair Peters							

Resolutions supporting the Florida Department of Transportation lighting of the Bob Graham Sunshine Skyway Bridge in recognition of Ukrainian Independence from August 20 - August 26, 2023, and Chiari Malformation on September 8, 2023.

APPROVED

The Commissioners reported on the activities of their assigned boards and committees and discussed various topics.

Meeting Recessed: 5:13 P.M.

Meeting Reconvened: 6:03 P.M.

PUBLIC HEARINGS

BOARD OF COUNTY COMMISSIONERS

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

APPROVED

- 62.** Case No. FLU-23-01 (La Mirage Beauty Salon, Inc.)
A request for a land use change from Residential/Office General to Employment on approximately 3.3 acres located at 3720 and 3730 Tampa Road in Palm Harbor. (Companion to Item No. 63)

CONTINUED

- 63.** Case No. ZON-23-01 (La Mirage Beauty Salon, Inc.)
A request for a zoning change from GO, General Office to E-2, Employment-2, with a Development Agreement allowing up to 23,314 square feet of building area for the uses permitted in the E-2 zone, except those specifically prohibited by the Development Agreement, at a building height as allowed by the E-2 zone and terminating a 2014 deed restriction that limits building area to 14,690 square feet, on approximately 3.3 acres located at 3720 and 3730 Tampa Road in Palm Harbor. (Quasi-Judicial) (Companion to Item No. 63)

CONTINUED