Pinellas County

Staff Report

File #: 23-1047A, **Version:** 1 **Agenda Date:** 8/1/2023

Subject:
Case No. CW 23-07 - Pinellas County
Countywide Plan Map amendment from Employment, Target Employment Center and No Designation to Public/Semi-Public and Target Employment Center, regarding 18.5 acres more or less, located at 13690 Stoneybrook Drive.

Recommended Action:
Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 23-07, a proposal by Pinellas County to amend the Countywide Plan Map from Employment, Target Employment Center and No Designation to Public/Semi-Public and Target Employment Center, regarding 18.5 acres more or less, located at 13690 Stoneybrook Drive.

- Airports receiving development grants from the Federal Aviation Administration and Florida Department of Transportation are required to conduct periodic updates of their planning documents. In 2017, airport management and the Pinellas County Board of County Commissioners began the process of developing a new master plan for the St. Pete-Clearwater International Airport (PIE). The new master plan was adopted by the Board of County Commissioners in 2020 with the approval of Resolution 20-162.
- To ensure that PIE can adequately accommodate the demand expected during the 20-year planning period, the master plan identified several improvements that are necessary to maintain a safe and efficient facility and maximize the airport's flexibility to respond to future development opportunities.
- One of those proposed improvements is the construction of a partial parallel taxiway southeast of Runway 4-22. To begin the process of advancing this improvement, Pinellas County is seeking a future land use map amendment on an 18.5-acre portion of the 126.9-acre former Airco property.

Strategic Plan:
Foster Continual Economic Growth and Vitality
4.3 Catalyze redevelopment through planning and regulatory programs

Summary:
Forward Pinellas, in its role as the Pinellas Planning Council, voted x-x to recommend approval of the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 11-0.

The Board of County Commissioners, at its June 13, 2023 meeting, adopted the related Case No. FLU-23-02 by an ordinance approving a change in land use from Employment to Transportation/Utility.

Background Information:
Forward Pinellas documentation is attached.

Fiscal Impact:
N/A

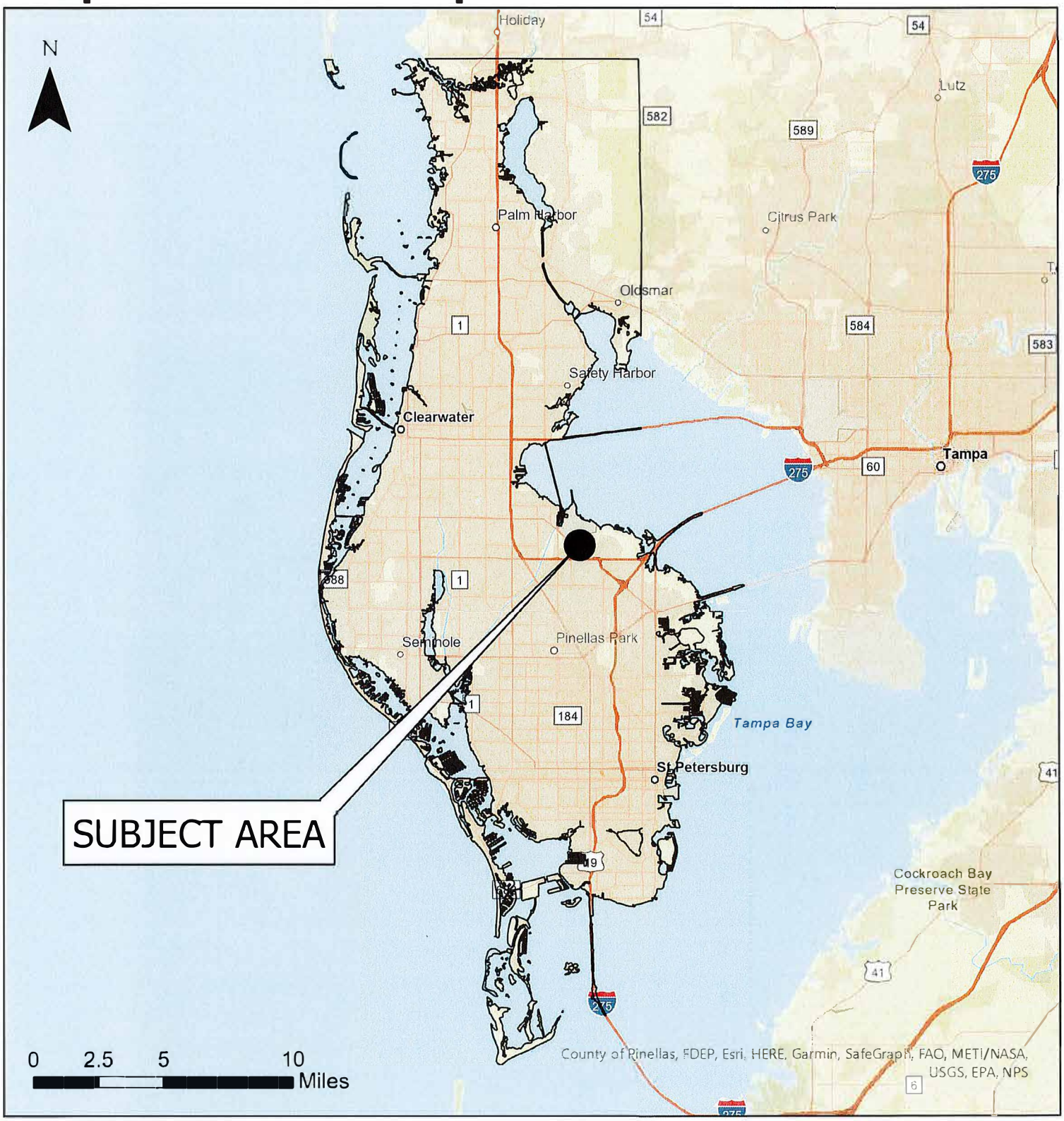
Staff Member Responsible:
Rodney Chatman, Planning Division Manager, Forward Pinellas

Partners:
N/A

Attachments:
Ordinance
Case Maps
Forward Pinellas Staff Analysis
Draft PAC Minutes
Support Documents
Presentation/Site Visit Photos
Affidavit of Publication

Case CW23-07
Map 1: Location Map

FORWARD PINELLAS



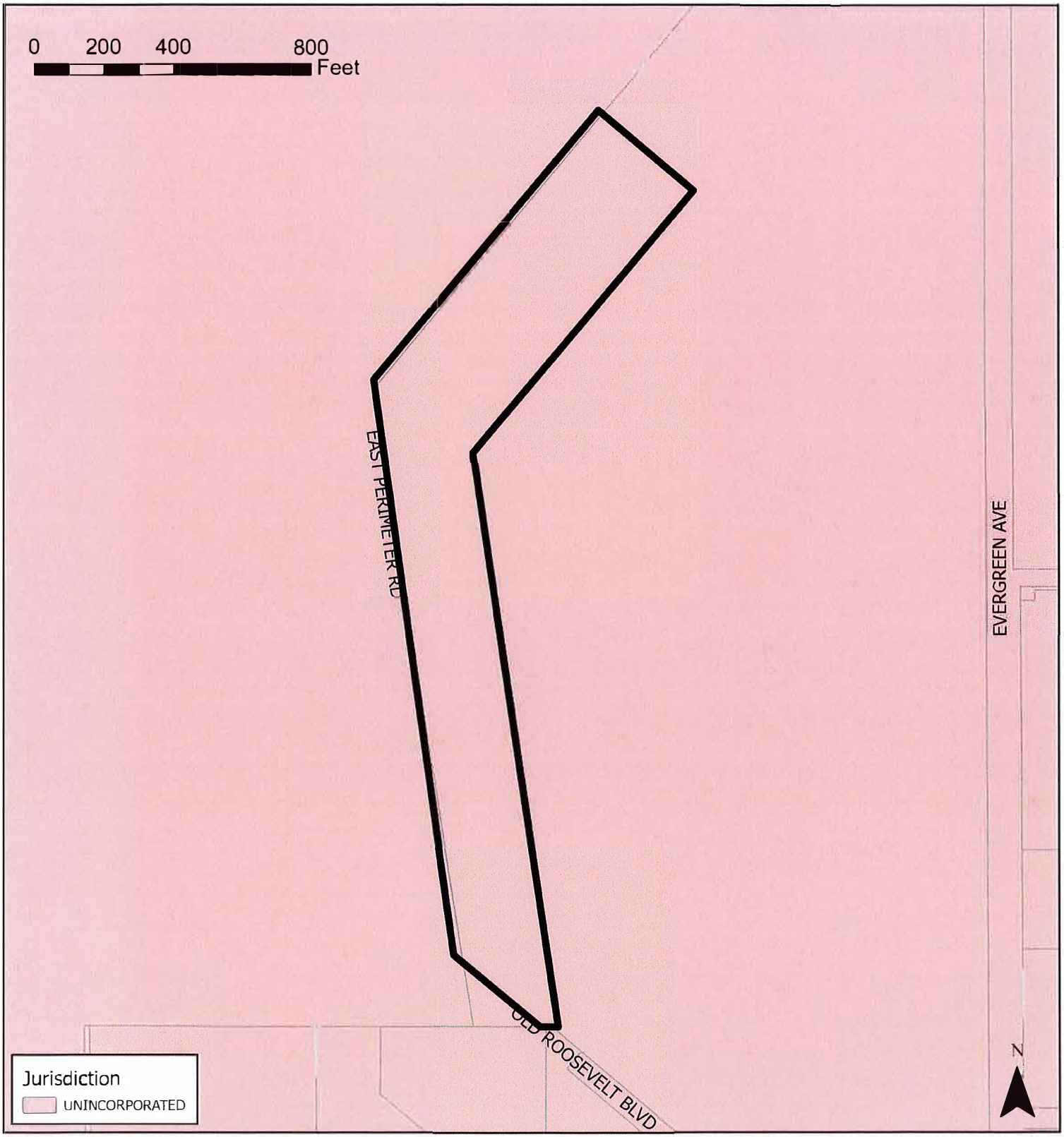
JURISDICTION: Pinellas County **AREA: 18.5 acres m.o.l.**

FROM: Employment, Target Employment Center and No Designation

TO: Public/Semi-Public and Target Employment Center

Case CW23-07
Map 2: Jurisdictional Map

FORWARD PINELLAS



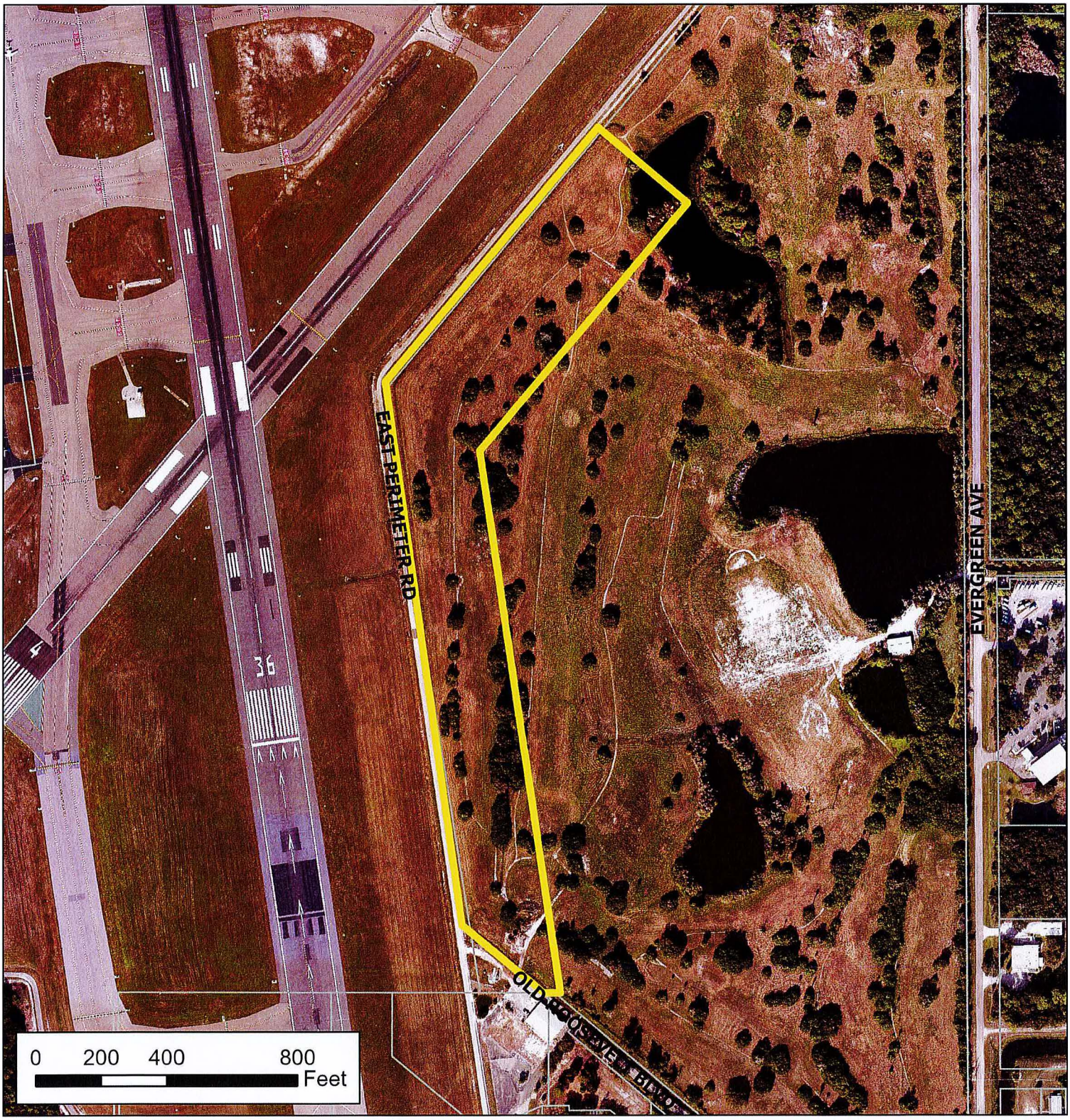
JURISDICTION: Pinellas County **AREA: 18.5 acres m.o.l.**

FROM: Employment, Target Employment Center and No Designation

TO: Public/Semi-Public and Target Employment Center

Case CW23-07
Map 3: Aerial Map

FORWARD PINELLAS



JURISDICTION: Pinellas County **AREA: 18.5 acres m.o.l.**

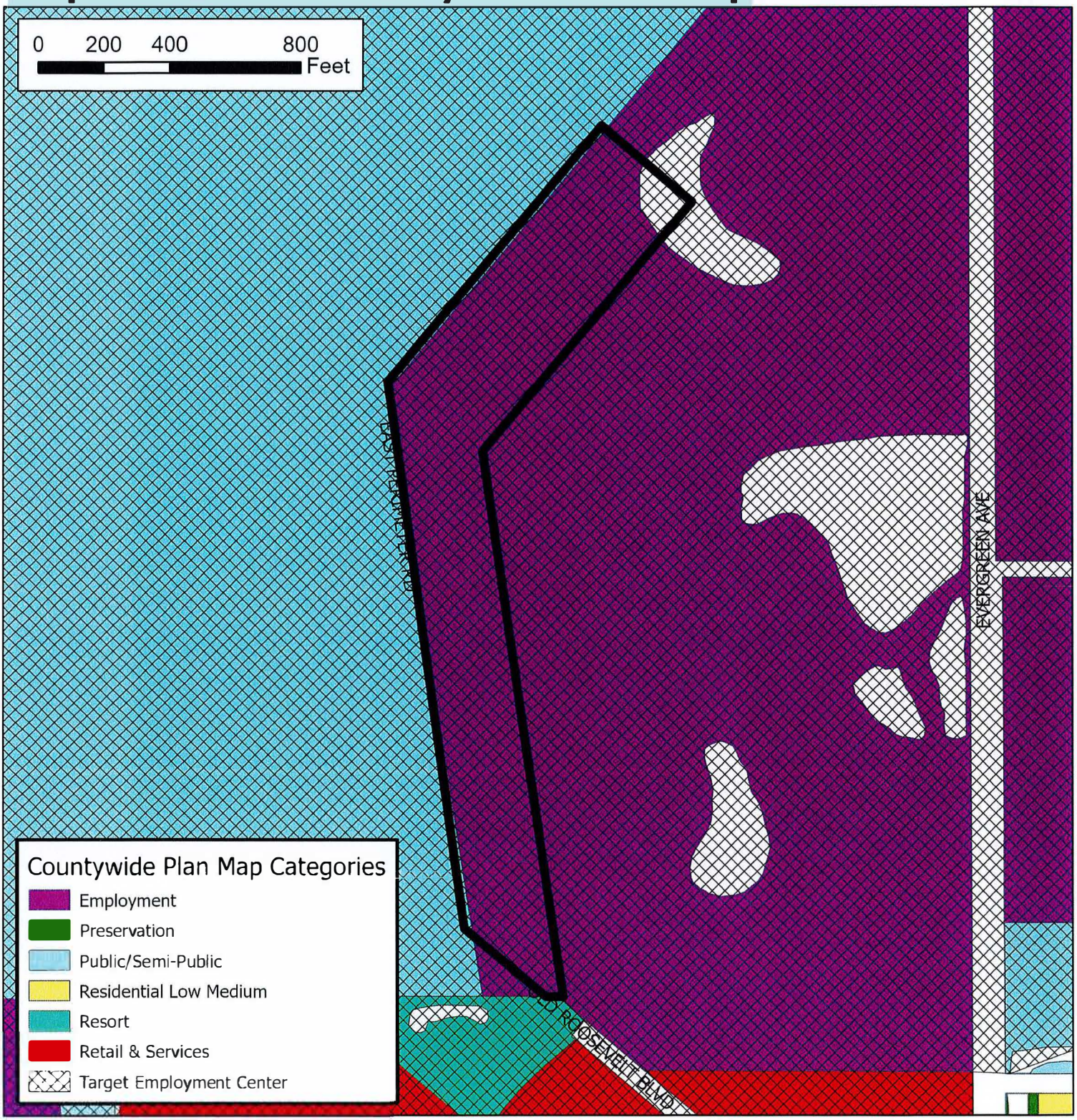
FROM: Employment, Target Employment Center and No Designation

TO: Public/Semi-Public and Target Employment Center

N

Case CW23-07
Map 4: Current Countywide Plan Map

FORWARD PINELLAS



JURISDICTION: Pinellas County **AREA: 18.5 acres m.o.l.**

FROM: Employment, Target Employment Center and No Designation

TO: Public/Semi-Public and Target Employment Center

N

Case CW23-07
Map 5: Proposed Countywide Plan Map

FORWARD PINELLAS

JURISDICTION: Pinellas County **AREA: 18.5 acres m.o.l.**

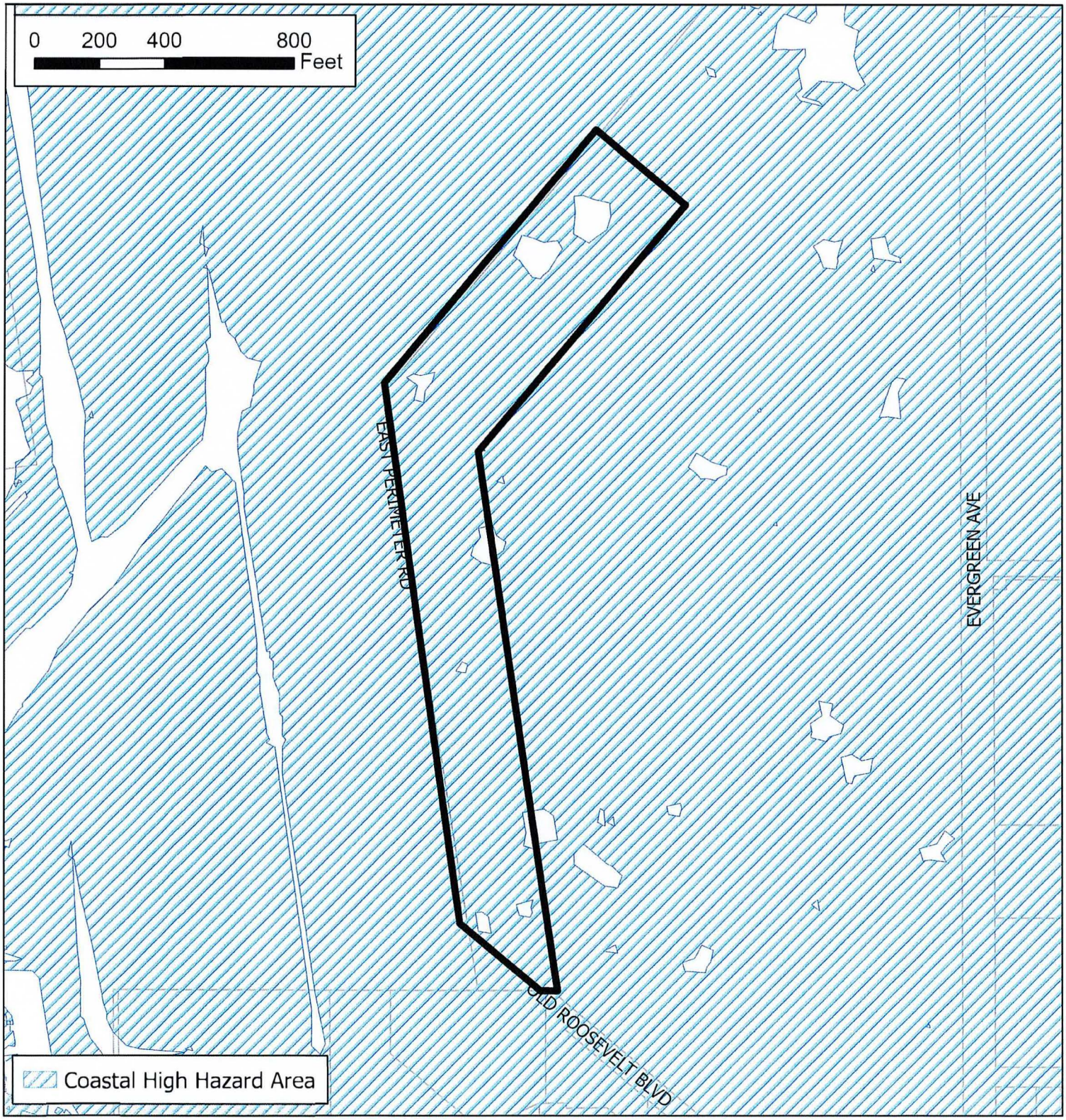
FROM: Employment, Target Employment Center and No Designation

TO: Public/Semi-Public and Target Employment Center

N

Case CW23-07
Map 6: Coastal High Hazard Area

FORWARD PINELLAS



JURISDICTION: Pinellas County **AREA: 18.5 acres m.o.l.**

FROM: Employment, Target Employment Center and No Designation

TO: Public/Semi-Public and Target Employment Center

N

FORWARD PINELLAS
Integrating Land Use & Transportation

Return to:
Forward Pinellas
310 Court Street, 2nd Floor
Clearwater, FL 33756
Telephone: 727.464.8250
Email: info@forwardpinellas.org

Countywide Plan Map Amendment Application

Local Government Contact Information

Requesting Local Government:	Pinellas County
Local Government Contact:	Scott Swearengen
Address:	310 Court Street, 1st Floor, Clearwater, 33756
Phone:	727-464-5638
E-Mail Address:	sswearengen@pinellas.gov
Local Government Case #:	FLU-23-02
Local Government Ordinance #:	23-7

Property Owner Contact Information

Name(s):	St. Pete - Clearwater International Airport
Address:	14700 Terminal Blvd., Suite 221, Clearwater, FL 33762
Phone:	727-453-7800
E-Mail Address:	info@fly2pie.com

Agent Contact Information (if applicable)

Name(s):	Scott Yarley, PE (Airport Engineer)
Address:	14700 Terminal Blvd., Suite 221, Clearwater, FL 33762
Phone:	727-453-7830
E-Mail Address:	syarley@fly2pie.com

Characteristics of the Subject Property

Site Address(s):	13690 Stoneybrook Drive in unincorporated Largo
Total Acreage of the Amendment Area:	18.5 AC
Existing Use(s):	vacant
Proposed Use(s):	new airport taxiway to provide access to future aviation uses
Parcel Identification #:	part of 34/29/16/00110/000/0023
Legal Description of the Amendment Area:	See attached
What is the adjacent roadway's Level of Service (LOS) grade?	C
Is the Amendment Area located in: [check all that apply]	☒ Coastal High Hazard Area ☐ Redevelopment Area ☐ Scenic Noncommercial Corridor

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Employment
Proposed Countywide Plan Map Category(ies):	Public/Semi-Public

Local Future Land Use Plan Map and Zoning Information

Current Local Future Land Use Plan Map Category(ies):	Employment
Current Local Zoning Designation(s):	E-1, Employment
Proposed Local Future Land Use Plan Map Category(ies):	Transportation/Utility
Proposed Local Zoning Designation(s):	P.C. Airport

Application Checklist

The following MUST be furnished with this application: (incomplete applications will not be accepted)

_ A complete application form;

_ an ordinance being considered by your governing body;

_ a map or map series depicting the future land use categories of the subject property and surrounding area, and any other pertinent information. [Countywide Rules, 6.1.4.2];

_ a local government staff report;

_ an electronic copy of the GIS shape file(s) for the amendment area;

___ if applicable, a copy of the development agreement approved by the legislative body and executed by the property owner and any other private party(ies) to the agreement; and

_ if applicable, the jurisdictional determination line for environmentally sensitive areas.

Additional requirements for Tier II and III amendments to the AC or MMC category:

_ A pre-application meeting with Forward Pinellas staff;

_ identification of the current or proposed FLUM categories and/or character districts within the AC or MMC category, their acreages, and their associated maximum densities/intensities;

___ a copy of the implementing regulations applicable to the AC or MMC category (e.g., special area plan, corridor plan, comprehensive policies, land development regulations);

_ a written description of how each of the Planning and Urban Design Principles described in the Countywide Plan Strategies, Land Use Goal 16.0, are addressed within the AC or MMC category [Countywide Rules, 6.1.4.3];

_ a transportation impact analysis [Countywide Rules, 6.5.3.1.2]; and

_ for Tier III amendments, in addition to all of the above requirements, applicants must submit a justification narrative demonstrating that the proposed density/intensity standards are appropriate for the subject area despite not meeting the applicable locational requirements, due to changed conditions or other unique factors. [Countywide Rules, Section 6.1.4.4]

Local Action Dates

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment.

June 13, 2023

If the local government chooses to submit a development agreement in support of this application, provide the date the agreement was approved at a public hearing by the legislative body. Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Section 6.1.6 of the Countywide Rules.

N/A

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	No
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	NO
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	No
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	

ORDINANCE NO. 23- 13

AN ORDINANCE AMENDING THE COUNTYWIDE PLAN MAP OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 23-07 INITIATED BY PINELLAS COUNTY AND TRANSMITTED TO THE BOARD OF COUNTY COMMISSIONERS IN ITS CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY IN ACCORDANCE WITH THE SPECIAL ACT; PROVIDING FOR AMENDMENT TO THE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, a proposed amendment to the Countywide Plan Map, which is an element of the Countywide Plan of Pinellas County, Florida, has been presented at a public hearing to the Board of County Commissioners in its capacity as the Countywide Planning Authority; and

WHEREAS, notices of public hearings have been accomplished as required by Chapter 2012-245, Laws of Florida; and

WHEREAS, procedures of the Special Act and County Charter have been followed concerning Forward Pinellas, in its role as the Pinellas Planning Council, and the Countywide Planning Authority, for the proposed amendment to the Countywide Plan; and

WHEREAS, Pinellas County initiated a proposed amendment which was considered at a public hearing by Forward Pinellas, in its role as the Pinellas Planning Council, on July 12, 2023 with recommendations made by Forward Pinellas that are documented in the reports filed of record; and

WHEREAS, the Board of County Commissioners in its capacity as the Countywide Planning Authority has conducted a public hearing and taken action as documented herein.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida, in its capacity as the Countywide Planning Authority, in regular meeting duly assembled on August 1, 2023 as follows:

Section 1. Amending the Countywide Plan Map

The Countywide Plan Map for Pinellas County adopted in Section 2 of Ordinance 15-30, as amended, is amended to reflect the changes adopted as follows:

#CW 23-07: 18.5 acres m.o.l., located at 13690 Stoneybrook Drive. From Employment (E), Target Employment Center (TEC) and No Designation to Public/Semi-Public (P/SP) and Target Employment Center (TEC).

Section 2. Severability. If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by a Court of Competent Jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

Section 3. Filing of Ordinance; Effective Date. A certified copy of this ordinance shall be filed with the Secretary of State with the Ordinance and reports of record to be filed with the Clerk of the Circuit Court. This Ordinance shall take effect upon filing with the Department of State.

APPROVED AS TO FORM

By: *Derrill McAteer*

Office of the County Attorney

Pinellas County

Master

File Number: 23-1047A

File ID:	23-1047A	**Type:**	Zoning / Land Use and Related Item	**Status:**	Public Hearing
Version:	1	**Agenda Section:**		**Department:**	Countywide Planning Authority
				File Created:	06/27/2023
Subject:				**Final Action:**	

Title: Case No. CW 23-07 - Pinellas County Countywide Plan Map amendment from Employment, Target Employment Center and No Designation to Public/Semi-Public and Target Employment Center, regarding 18.5 acres more or less, located at 13690 Stoneybrook Drive.

Internal Notes:

Sponsors:

Enactment Date:

Attachments: Adopted ORD 23-13, AATF - Ordinance CW 23-07 Pinellas County, Case Maps, Forward Pinellas Staff Analysis, Draft PAC Minutes, Countywide-Plan-Amendment-Application_FLU-23-02, CPA Case CW 23-07 Pinellas County Presentation, Electronic Affidavit of Publication, Affidavit of Publication

Enactment Number:

REF #:

Hearing Date:

Drafter: Tina Jablon

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	08/01/2023	approved				Pass

Action Text: A motion was made by Vice-Chair Peters, seconded by Commissioner Scott, that the item be approved. The motion carried by the following vote:

Aye: 7 Chair Long, Vice-Chair Peters, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Scott

ROLL CALL - 9:33 A.M.

INVOCATION by Father Omar Reyes, St. Albans Epispocal Church, St. Pete Beach.

PLEDGE OF ALLEGIANCE

PRESENTATIONS AND AWARDS

1. Purple Heart Day Proclamation:
- Marc McCabe, Bureau Chief / Chief Service Officer, Vietnam Veterans of America
- Reggie Fujimoto, Director, Pinellas County Veterans Services

CITIZENS TO BE HEARD

2. Citizens To Be Heard - Public Comment.

David Ballard Geddis, Jr., Palm Harbor
Mack Johnson, Largo
Fred Vanore, Seminole (submitted document)
Greg Pound, Largo

PUBLIC HEARINGS

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Countywide Planning Authority

3. Case No. CW 23-05 - City of Pinellas Park
Countywide Plan Map amendment from Retail and Services to Employment, regarding 12.9 acres more or less, located at 10601 U.S. Highway 19 North.
APPROVED

4. Case No. CW 23-06 - City of Tarpon Springs
Countywide Plan Map amendment from Residential Medium to Public/Semi-Public, regarding 1.06 acres more or less, located at 200 Dixie Highway.
APPROVED

5. Case No. CW 23-07 - Pinellas County
Countywide Plan Map amendment from Employment, Target Employment Center and No Designation to Public/Semi-Public and Target Employment Center, regarding 18.5 acres more or less, located at 13690 Stoneybrook Drive.
APPROVED