



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)