



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 Archeological 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)