



# Pinellas County

## Staff Report

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File #: 23-0890A, Version: 1

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### **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.