

BOARD OF COUNTY COMMISSIONERS

DATE: March 16, 2010
AGENDA ITEM NO.

27d.

Consent Agenda

Regular Agenda

Public Hearing

County Administrator's Signature 

Subject:

Proposed Ordinance Amending the Future Land Use Map of the Pinellas County Comprehensive Plan regarding the AIRCO Golf Course Property - 10 acres: Case # Z/LU 6-10-09 (2nd Hearing)

Department:

Planning Department

Staff Member Responsible:

Brian K. Smith, Director

Recommended Action:

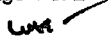
I RECOMMEND THE BOARD APPROVE CASE # Z/LU 6-10-09 AMENDING THE FUTURE LAND USE MAP OF THE PINELLAS COUNTY COMPREHENSIVE PLAN.

Summary Explanation/Background:

On this date, the Board is hearing three separate agenda items related to redevelopment of the AIRCO Golf Course, which are based on the Market and Feasibility Analysis developed for the St. Petersburg-Clearwater International Airport and presented to the Board in 2008. This agenda item (ref. Case No. Z/LU 6-10-09) pertains to the 10 acre southerly portion of the AIRCO Golf Course and proposes to amend the land use from Recreation/Open Space to Commercial General on the Future Land Use Map. The associated request for a zoning change from the P.C. – Airport zoning district to the C-2, General Retail Commercial and Limited Services zoning district was approved on November 17, 2009, contingent on approval of the land use portion of the amendment. The land use portion of the amendment is now back before the Board for final consideration.

The purpose of this amendment on the southerly 10 acres of the AIRCO property is to allow for development of transient accommodations/conference facilities and a stand-alone restaurant, thereby providing revenue to help support Airport operations. While there are no specific development proposals at this time, the Airport reports there has been interest in developing a quality resort/conference center on the property.

On October 8, 2009, the Local Planning Agency (LPA) reviewed this proposal at a public hearing. They supported the purpose of the land use change, but expressed concern over the potentially significant traffic impacts. For this reason, while they concurred with the staff recommendation that the land use and zoning case be approved, they agreed that the companion Comprehensive Plan policies (addressed in a separate agenda item) were needed to identify appropriate development limitations and requirements. They also recommended that development not occur until level of service conditions on Ulmerton Road improve from "F" peak hour to "D" peak hour. The LPA recommendation was provided to the Board at the November 17, 2009, hearing. The Board subsequently authorized the amendment for transmittal to the Department of Community Affairs (DCA) and other State agencies for review, but tying consideration of the amendment to approval of the proposed policies necessary to address transportation concerns.



Regarding transportation impacts associated with the 10 acre portion of the AIRCO property, the Comprehensive Plan policies which are proposed to be adopted under a separate agenda item would require development of a Transportation Management Plan addressing access to the property as well as a schedule for any needed roadway, intersection or access improvements. That Plan would be required to be approved by the County Administrator prior to the issuance of any permits to redevelop the site. Additionally, the policies proposed for adoption would limit development on the 10 acres to a maximum of 250 hotel rooms and no greater than 14,000 square feet of stand alone restaurant space.

Comments on the AIRCO amendment proposals were received from the Florida Department of Environmental Protection, the Florida Department of Transportation and the Florida Department of State. Those comments are summarized and addressed below.

The Florida Department of Environmental Protection expressed concern over the increase in impervious surface and the impact on "natural watershed functions such as collection, storage, filtering and discharge of runoff. As a result, nonpoint source runoff will be a concern." Several detailed recommendations were made regarding site development strategies to protect ground and surface water resources, including limits on impervious surface, use of xeric landscaping, wetland delineation and protection techniques, and special consideration of the need to address impacts to the adjacent Outstanding Florida Water (OFW). In response to this comment, staff notes that any site development will have to meet all State and local permitting and development requirements for stormwater management and treatment, including State requirements for any stormwater contributions to an OFW, as well as landscaping requirements consistent with the County Code.

The Florida Department of Transportation commented that early coordination of development plans with the Federal Aviation Authority should occur in order to avoid problems regarding compatibility. Staff notes that coordination is already ongoing in this regard.

The Florida Department of State provided comments on the AIRCO Future Land Use Map amendments suggesting that, if the golf course development is over fifty years old, it is eligible to be submitted for inclusion on the Florida Master Site File to document its history as a recreational resource. County records indicate that the golf course was developed in 1964, which would mean the golf course is approximately 46 years old.

At this time, based on the considerations above, staff recommends that the amendment to the 10 acre portion of the AIRCO golf course be adopted by the Board.

Fiscal Impact/Cost/Revenue Summary:

To be determined - depends on the cost of, and responsibility for, implementing the associated Comprehensive Plan policy requirements

Exhibits/Attachments Attached:

Proposed Ordinance & reference maps

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF A PARCEL OF LAND CONTAINING APPROXIMATELY 10 ACRES LOCATED ON THE NORTHWEST CORNER OF OLD ROOSEVELT BOULEVARD AND 34TH STREET NORTH (EVERGREEN AVE), CLEARWATER, LOCATED IN SECTION 34, TOWNSHIP 29, RANGE 16, FROM RECREATION/OPEN SPACE TO COMMERCIAL GENERAL, PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the application for an amendment to the Future Land Use Map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

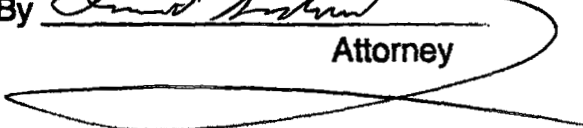
WHEREAS, the comments from the Local Planning Agency have been received and considered;

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this ____ day of ____ 2010 that;

- Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: A parcel of land containing approximately 10 acre located on the northwest corner of Old Roosevelt Boulevard and 34th Street North (Evergreen Ave), Clearwater. Referenced as case Z/LU-6-10-09, and owned by Pinellas County, from Recreation/Open Space to Commercial General. See attached legal description.
- Section 2. This Ordinance shall be published in accordance with the requirements of law.
- Section 3. This Ordinance shall take effect upon:
- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
 - b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 88-464, Laws of Florida, as amended.
 - c) Pursuant to Section 163.32465(6)(g), Florida Statutes, an amendment adopted under the expedited provisions of this section shall not become effective until 31 days after adoption. If timely challenged, an amendment shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By
Attorney



June 10, 2009

Z/LU-6-10-09

LEGAL DESCRIPTION
Hotel Center
St Petersburg/Clearwater International Airport

That part St. Petersburg/Clearwater International Airport lying within the Southeast Quarter of Section 3, Township 30 South, Range 16 East, City of St. Petersburg, Pinellas County, Florida, being more particularly described as follows:

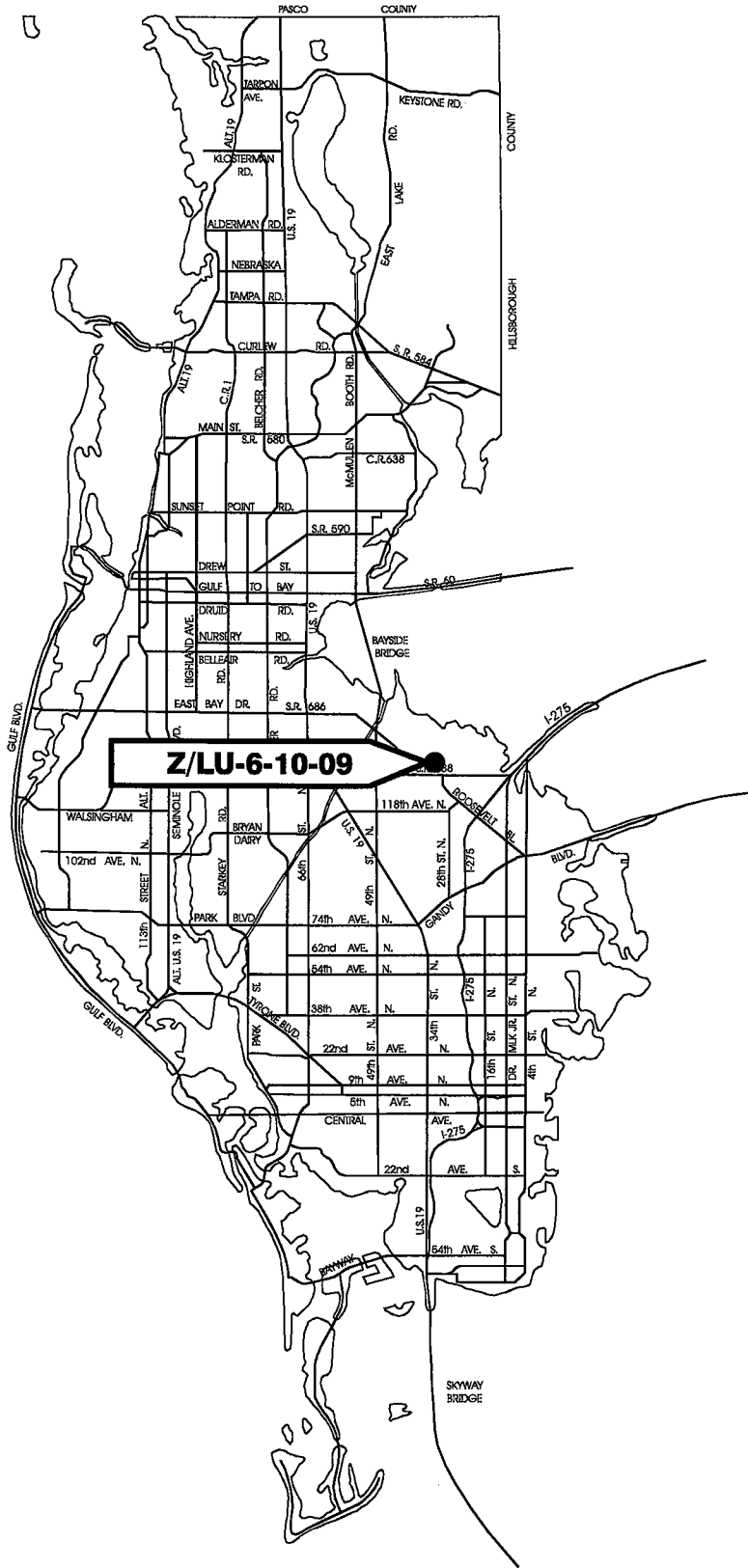
Commence at the Southeast Corner of the Southeast Quarter of Section 3, Township 30 South, Range 16 East; thence North $00^{\circ}14'34''$ West along the East line of said Southeast Quarter, a distance of 396.01 feet; thence North $89^{\circ}52'06''$ West along a line 396.00 feet north of and parallel with the South line of the Southeast Quarter of said Section 3, a distance of 50.00 feet to a point on the west line of Evergreen Avenue (34th Street North) as recorded in Official Record Book 5487, Page 1365 of the Public Records of Pinellas County, Florida, to the **POINT OF BEGINNING**; thence North $89^{\circ}52'06''$ West along a line 396.00 feet north of and parallel with said South line, a distance of 58.83 feet to a point of intersection with the northeast line of a Connection right-of-way, as recorded in Official Record Book 1101, Page 556 of the Public Records of Pinellas County, Florida; thence North $49^{\circ}58'07''$ West along said northeast line, a distance of 228.66 feet to a point of intersection with the northwest line of said Connection right-of-way; thence South $40^{\circ}01'53''$ West along said northwest line, a distance of 67.00 feet to the northeasterly line of Old Roosevelt Boulevard, (having a 66 foot right-of-way as recorded in Official Record Book 5782, Page 1379 of the Public Records of Pinellas County, Florida); thence North $49^{\circ}58'07''$ West along said northeasterly line of Old Roosevelt Boulevard, a distance of 1009.28 feet; thence South $89^{\circ}45'26''$ East, a distance of 1046.68 feet to a point on the west line of Evergreen Avenue (34th Street North); thence South $00^{\circ}14'34''$ East along the west line of Evergreen Avenue (34th Street North), being 50 feet west of and parallel with the East line of the Southeast Quarter of said Section 3, a distance of 740.66 feet to the **POINT OF BEGINNING**.

Containing 10.000 acres, more or less.

GENERAL NOTES

- 1) Bearings are based on a grid bearing of North $00^{\circ} 14' 34''$ West along the East line of the Southeast Quarter of Section 3, Township 30 South, Range 16 East (Transverse Mercator, Florida West Zone, North American Datum of 1983/1990 adjustment).
- 2) All of the above described land is owned by Pinellas County.

LOCATION MAP



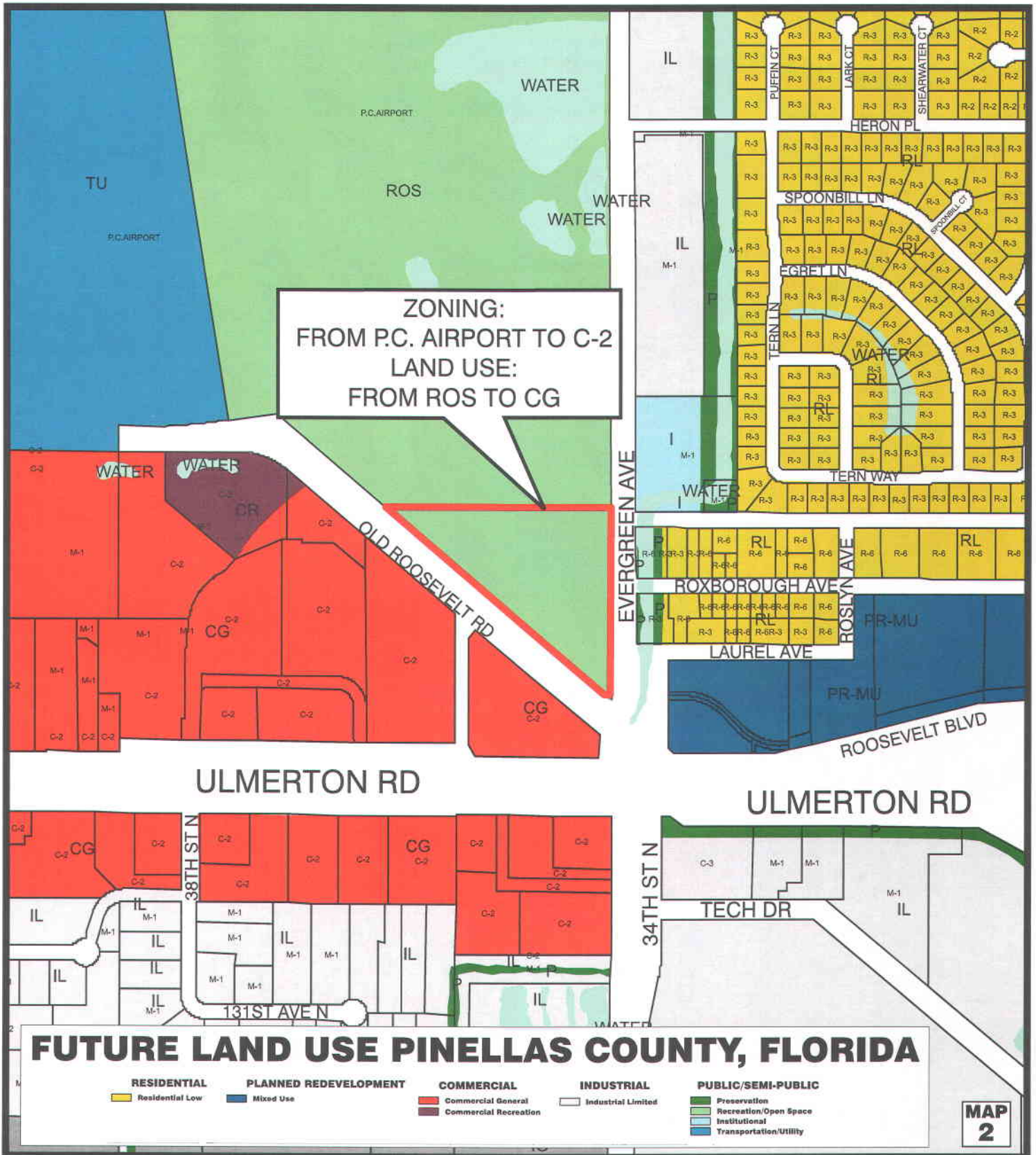
**MAP
1**

Z/LU-6-10-09 Zoning From: P.C. Airport To: C-2
LPA-50-10-09 Land Use From: ROS To: CG

Parcel I.D. Part of 34/29/16/00110/000/0023

Prepared by: Pinellas County Planning Department, revised September 30, 2009





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