

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** March 16, 2010  
**AGENDA ITEM NO.**

**Consent Agenda**

**Regular Agenda**

**Public Hearing**  *27e*

**County Administrator's Signature** *RA*  
*my*

**Subject:**

Proposed Ordinance Amending the Future Land Use Map of the Pinellas County Comprehensive Plan regarding the AIRCO Golf Course Property - 118 acres: Case # Z/LU 7-10-09 (2nd Hearing)

**Department:**

Planning Department

**Staff Member Responsible:**

Brian K. Smith, Director

**Recommended Action:**

I RECOMMEND THE BOARD APPROVE CASE # Z/LU 7-10-09 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 7-10-09) pertains to the 118 acre northerly portion of the AIRCO Golf Course and proposes to amend the land use from Recreation/Open Space to Industrial Limited on the Future Land Use Map. The associated request for a zoning change from the P.C. – Airport zoning district to the M-1, Light Manufacturing and Industry 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.

This amendment is one of three items relating to the AIRCO golf course to be heard at this public hearing. The other two items address the land use change on the 10 acre southerly portion of the AIRCO golf course, and adoption of several policies in the Future Land Use and Quality Communities Element of the Comprehensive Plan relating to AIRCO redevelopment.

This 118 acre amendment is intended to facilitate development of an industrial/office/flex space; however, 45 of those acres will be reserved specifically for aviation-related purposes. The intent is to allow the Airport to better diversify its revenue sources in a manner that supports Airport operations, consistent with the Market and Feasibility Analysis prepared for the AIRCO property in 2008. There are no specific dates or plans for redevelopment of the northerly 118 acres at this time.

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 and neighborhood concerns. Following review, comments were received from the Florida Department of Environmental Protection, the Florida Department of Transportation and the Florida Department of State.

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 the required Master Development Plan must specifically address stormwater and environmental site development and management, including water quality. Additionally, 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.

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, and is a necessary requirement as the property is under the control of the St. Petersburg-Clearwater International Airport.

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.

The proposal for the 118 acre portion of the AIRCO property is considered to be a "mid-range," versus full development potential proposal. Consequently, the transportation impacts are expected to be less than what could occur under a full development potential scenario. Specifically, via the policies proposed to be adopted as a part of the Comprehensive Plan, development on the site would be limited to the following: 199,000 square feet of office, 720,000 square feet of light industrial/flex space and 45 acres of aviation-related uses. Note that development of the 45 acres which are intended for aviation-related uses, and are planned to be located generally along the western portion of the property, is not subject to the Master Development Plan (and is exempt from concurrency review under Sec.163.3180(4)b, F.S.).

At the November 17, 2009, hearing to transmit the amendments to DCA for review, the Board reinforced that the County is committed to providing a buffer between the 73 acres of proposed light industrial/office/flex uses and the adjacent residential community, and that development of these non-airport related uses will not occur until the Master Development Plan is in place and approved by the Board following a public hearing. As a means of analyzing future buffer options, Mr. Noah Lagos, Director of the St. Petersburg-Clearwater International Airport, indicates he has hired an environmental consultant to review the adjacent "flag-shaped" property (which is identified as Industrial Limited on the Future Land Use Map), and to prepare a report that addresses site development options and limitations. This report should be completed by the end of March, and Mr. Lagos hopes to present the report to the Federal Aviation Administration (FAA) in April of this year. However, there is not a specific date scheduled for FAA action.

Staff recommends at this time that the amendment to the 118 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 117.81 ACRES LOCATED ON THE NORTHEAST SIDE OF OLD ROOSEVELT BLVD, THE WEST SIDE OF 34TH STREET N (EVERGREEN AVE) AND LYING 700 FT. M.O.L. NORTH OF ULMERTON ROAD, CLEARWATER, LOCATED IN SECTION 34, TOWNSHIP 29, RANGE 16, FROM RECREATION/OPEN SPACE TO INDUSTRIAL LIMITED, 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 117.81 acres located on the northeast side of Old Roosevelt Blvd, the west side of 34th Street N. (Evergreen Ave) and lying 700 ft. m.o.l. north of Ulmerton Road, Clearwater. Referenced as case Z/LU-7-10-09, and owned by Pinellas County, from Recreation/Open Space to Industrial Limited. 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 *David Butler*  
Attorney

June 10, 2009

Z/LU-7-10-09

**LEGAL DESCRIPTION**  
**Airco Golf Course (Remainder)**  
**St Petersburg/Clearwater International Airport**

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

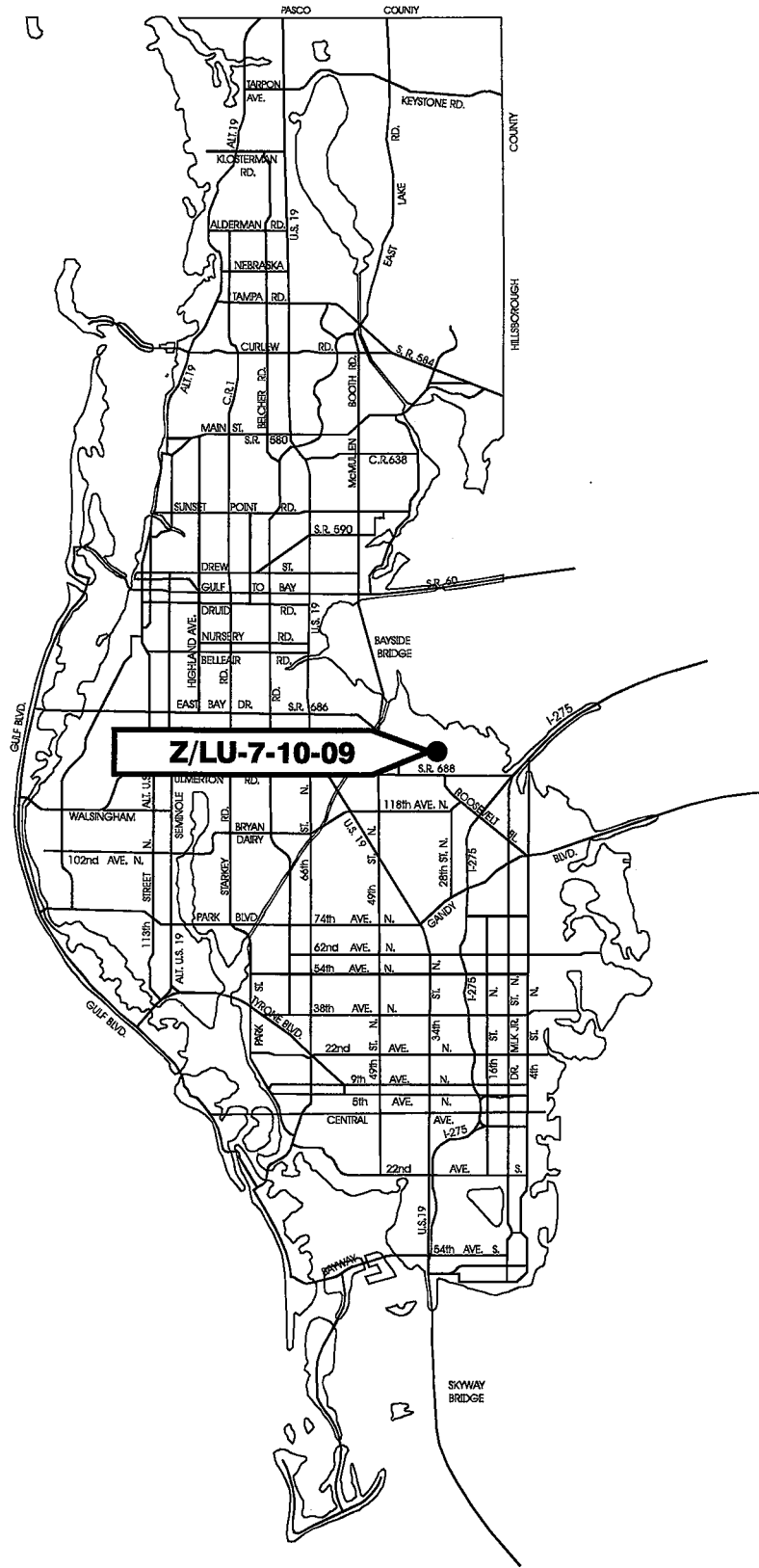
**Commence** at the Southeast Corner of the Southeast Quarter of Section 3, Township 30 South, Range 16 East; thence North  $00^{\circ}14'34''$  West along the East line of said Southeast Quarter, a distance of 396.01 feet; thence North  $89^{\circ}52'06''$  West along a line 396.00 feet north of and 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 (34<sup>th</sup> Street North) as recorded in Official Record Book 5487, Page 1365 of the Public Records of Pinellas County, Florida; 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 to the **POINT OF BEGINNING**; continue thence North  $49^{\circ}58'07''$  West along said northeasterly line of Old Roosevelt Boulevard, a distance of 254.54 feet to a point of curvature concave to the Southwest and having a radius of 376.76 feet and a chord bearing of North  $69^{\circ}55'27''$  West; thence run along said northeasterly line of Old Roosevelt Boulevard, along the arc of said curve through a central angle of  $39^{\circ}54'39''$  for a distance of 262.44 feet; thence North  $89^{\circ}52'47''$  West along the northerly line of Old Roosevelt Boulevard, a distance of 33.66 feet; thence North  $08^{\circ}28'02''$  West, a distance of 1819.56 feet; thence North  $40^{\circ}05'34''$  East, a distance of 2641.28 feet; thence South  $89^{\circ}12'09''$  East, a distance of 68.31 feet to a point on the west line of Evergreen Avenue (34<sup>th</sup> Street North); thence South  $00^{\circ}11'57''$  East along the west line of Evergreen Avenue (34<sup>th</sup> Street North), being 50 feet west of and parallel with the East line of the Northeast Quarter of said Section 3, a distance of 2564.59 feet; thence South  $00^{\circ}14'34''$  East along the west line of Evergreen Avenue (34<sup>th</sup> Street North), being 50 feet west of and parallel with the East line of the Southeast Quarter of said Section 3, a distance of 1511.30 feet; thence North  $89^{\circ}45'26''$  West, a distance of 1046.68 feet to the **POINT OF BEGINNING**.

Containing 117.809 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**



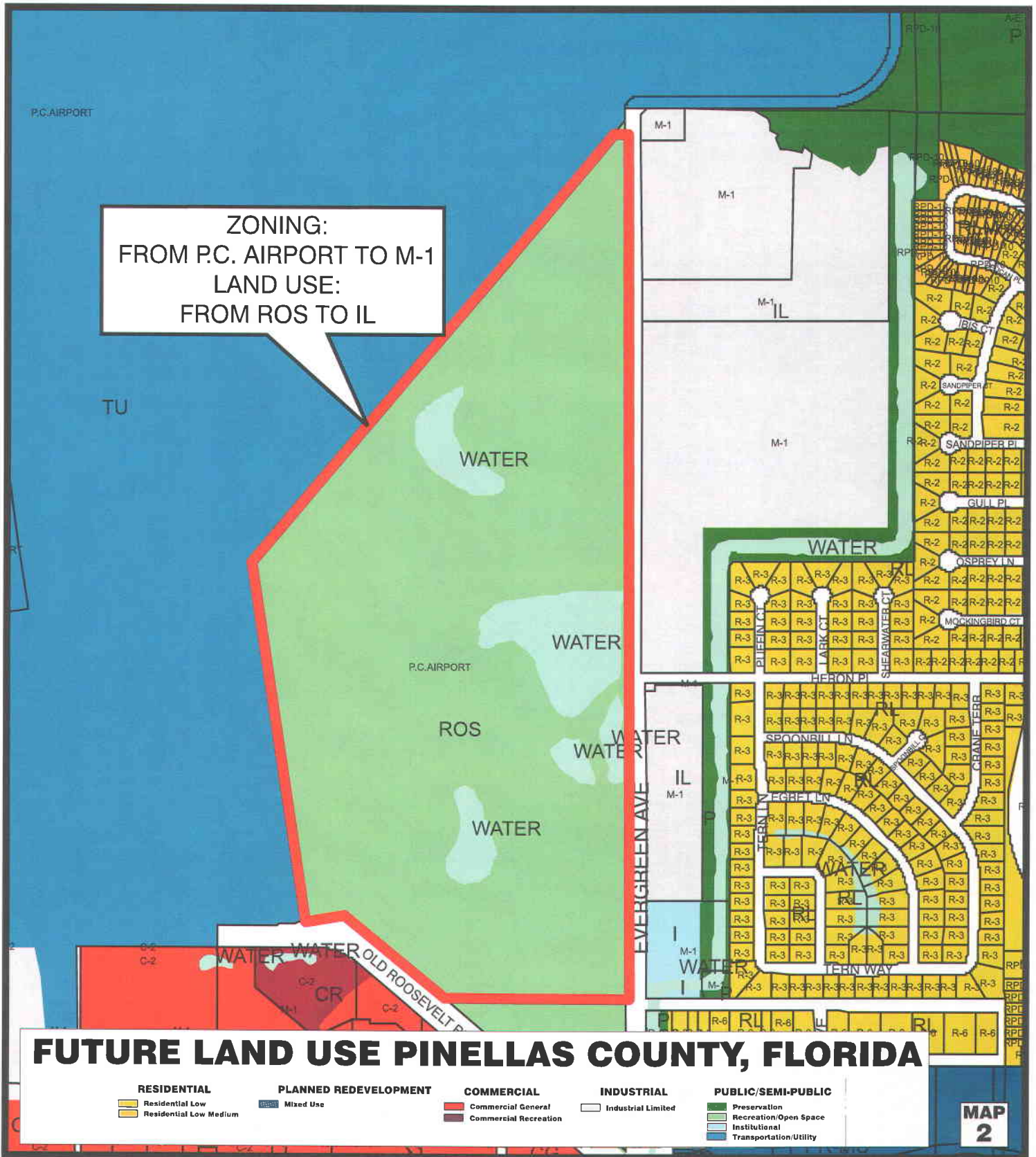
**MAP 1**

**Z/LU-7-10-09** Zoning From: P.C. Airport To: M-1  
**LPA-51-10-09** Land Use From: ROS To: IL

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

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





ZONING:  
FROM P.C. AIRPORT TO M-1  
LAND USE:  
FROM ROS TO IL

# FUTURE LAND USE PINELLAS COUNTY, FLORIDA

RESIDENTIAL	PLANNED REDEVELOPMENT	COMMERCIAL	INDUSTRIAL	PUBLIC/SEMI-PUBLIC
Residential Low	Mixed Use	Commercial General	Industrial Limited	Preservation
Residential Low Medium		Commercial Recreation		Recreation/Open Space
				Institutional
				Transportation/Utility

MAP 2

**Z/LU-7-10-09** Zoning From: P.C. Airport To: M-1  
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ZONING:  
 FROM P.C. AIRPORT TO M-1  
 LAND USE:  
 FROM ROS TO IL

**Z/LU-7-10-09**

Zoning From: P.C. Airport

To: M-1

**LPA-51-10-09**

Land Use From: ROS

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