



**BOARD OF COUNTY COMMISSIONERS**

DATE: March 16, 2010  
AGENDA ITEM NO.

Consent Agenda

Regular Agenda

Public Hearing

County Administrator's Signature:

*msj*

*[Handwritten Signature]*

**Subject:**

Proposed Ordinance Amending the Future Land Use and Quality Communities Element of the Pinellas County Comprehensive Plan by Adopting Policies relating to the Redevelopment of the AIRCO Golf Course Property (2<sup>nd</sup> Hearing)

**Department:**

Planning Department

**Staff Member Responsible:**

Brian K. Smith, Director

**Recommended Action:**

I RECOMMEND THE BOARD CONDUCT A PUBLIC HEARING AND ADOPT THE ORDINANCE AMENDING THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN.

**Summary Explanation/Background:**

This agenda item pertains to several new policies proposed for inclusion in the Future Land Use and Quality Communities Element of the Comprehensive Plan which would function as conditions and requirements which must be met prior to, or during, redevelopment of either portion of the AIRCO golf course property.

These amendments to the Future Land Use and Quality Communities Element add policies 1.15.3 through 1.15.8 to Objective 1.15 of the Future Land Use and Quality Communities Element and provide specifics and details associated with the potential redevelopment of the AIRCO golf course. Specifically, the policies would limit development potential on the 10 acre and 118 acre portions of the AIRCO property, and therefore limit infrastructure impacts, particularly with regard to impacts on the road network. They also address the need to arrive at appropriate buffering from neighboring uses. Please refer to the attached Ordinance which depicts the specific policies proposed to be applied to the AIRCO property, and recommended to be adopted along with the two individual land use amendments (i.e., the 10 acre land use case and 118 acre land use case) on the AIRCO property.

On October 8, 2009, the Local Planning Agency (LPA) reviewed this proposal at a public hearing, and they supported the purpose and need for these policies as a means to address the potential impacts associated with the related land use changes on the 10 acre and 118 acre portions of the AIRCO property. The LPA recommendation to approve the amendments was provided to the Board at the November 17, 2009, hearing. The Board subsequently authorized the amendments for transmittal to the Department of Community Affairs (DCA) and other State agencies for review. While comments were received from the Florida Department of Environmental Protection, the Florida Department of Transportation and the Florida Department of State, they pertained more specifically to the AIRCO-related land use cases, and are therefore addressed with those agenda items.

With the requirements stipulated by the proposed policies, the intent is that redevelopment of the AIRCO golf

course will be managed to ensure that transportation impacts are addressed, that neighborhood compatibility and environmental requirements are met, and that a quality project results on both the 10 acre and 118 acre portions of the AIRCO property. Staff therefore recommends that this amendment to add policies 1.15.3 through 1.15.8 to the Future Land Use and Quality Communities Element be adopted by the Board.

**Fiscal Impact/Cost/Revenue Summary:**

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

**Exhibits/Attachments Attached:**

Proposed Ordinance (strike through/underline and clean versions)

**STRIKE-THROUGH/UNDERLINE VERSION  
Of The Proposed Ordinance**

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE OF THE COUNTY OF PINELLAS, AMENDING THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO INCLUDE POLICIES REGARDING THE REDEVELOPMENT OF THE AIRCO PROPERTY LOCATED GENERALLY EAST OF THE ST. PETERSBURG-CLEARWATER INTERNATIONAL AIRPORT, WEST OF EVERGREEN AVENUE, AND NORTH OF ULMERTON ROAD; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, Section 163, Part II, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Act; and

**WHEREAS**, Pinellas County adopted its Comprehensive Plan on August 8, 1989, and significantly amended the Plan on March 18, 2008, based on the adopted Evaluation and Appraisal Report and following review by the State Department of Community Affairs; and

**WHEREAS**, the St. Petersburg-Clearwater International Airport proposes to amend the Future Land Use Map and zoning designations on approximately 128 acres of Airport property currently known as the AIRCO golf course in order to facilitate economic development opportunities; and

**WHEREAS**, in order to address the scope, scale and potential impacts associated with redevelopment of the AIRCO golf course, the policies proposed by the Ordinance are required in order to ensure that redevelopment will be consistent with, and further, the provisions of the Comprehensive Plan; and

**WHEREAS**, the recommendations from the Pinellas County Local Planning Agency have been received and considered;

**NOW THEREFORE BE IT ORDAINED**, by the Board of County Commissioners of Pinellas County, Florida, in its regular meeting duly assembled on this \_\_\_\_ day of \_\_\_\_\_, 2010, that:

**SECTION I: PURPOSE AND INTENT**

The purpose of this amendment is to add policies 1.15.3 through 1.15.8 to Objective 1.15 of the Future Land Use and Quality Communities Element in order to provide certain specifics and details associated with the potential redevelopment of that property

currently referred to as the AIRCO golf course to ensure a quality project and manage potential impacts on public services and facilities.

**SECTION II: OBJECTIVE 1.15 OF THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN IS AMENDED BY ADDING POLICIES 1.15.3 THROUGH 1.15.8, AS FOLLOWS:**

1.15. Objective: Recognizing the economic significance of the mid-county Gateway Area, Pinellas County shall consider the recommendations in the *Gateway to the Future Plan* approved by the Board of County Commissioners on July 12, 2005 to position the Gateway Area to achieve maximum countywide benefit and as an opportunity to model sustainable planning practices and design concepts.

1.15.1. Policy: By December 2008, Pinellas County will convene an Intergovernmental Team comprised of the County and the cities of St. Petersburg, Largo, and Pinellas Park to assess the benefits of collaborating on development of an Areawide Development of Regional Impact (DRI) or a Sector Plan per s. 163.3245, F.S., to bring continuity and cohesion to planning for the Gateway Area.

1.15.2. Policy: Pinellas County will coordinate both internally and with affected jurisdictions and agencies in implementing recommendations contained in the *Gateway to the Future Plan*.

1.15.3. Policy: Redevelopment of the St. Petersburg-Clearwater International Airport property known as the AIRCO Golf Course is subject to approval by the Federal Aviation Administration and will be consistent with the objectives of the St. Petersburg-Clearwater International Airport Master Plan.

1.15.4 Policy: Non-aviation related uses will be oriented toward the eastern and southern portions of the AIRCO property, and will be undertaken in a manner that provides appropriate buffering for surrounding land uses and that contributes to the economic, employment and sustainability goals for the County as a whole, as defined in the individual Elements of the Pinellas County Comprehensive Plan, and consistent with the objectives of the St. Petersburg-Clearwater International Airport Master Plan.

1.15.5: Policy: The maximum allowable development permitted on the southerly 10 acres (approximately) of Parcel No.

34/29/16/00110/000/0023 that is designated as **Commercial General** on the Future Land Map is:

<b>AIRCO Golf Course Property</b>		
<b>Southerly Portion of Parcel No. 34/29/00110/000/0023</b>		
<b>Land Use Designation: Commercial General (approx. 10 acres)</b>		
<b>Type of Use</b>	<b>Max Sq. Ft.</b>	<b>Max. Hotel Rooms</b>
Transient Accommodations with conference facilities	-	250
Stand-alone restaurant	14,000	

1.15.6: Policy: The maximum allowable development permitted on the northerly 118 acres (approximately) of Parcel No. 34/29/16/00110/000/0023 that is designated as **Industrial Limited** on the Future Land Map is:

<b>AIRCO Golf Course Property</b>		
<b>Northerly Portion of Parcel No. 34/29/00110/000/0023</b>		
<b>Land Use Designation: Industrial Limited (approx. 118 acres)</b>		
<b>Type of Use</b>	<b>Max Sq. Ft.</b>	<b>Max. Acres</b>
office	199,000	-
light industrial/flex	720,000	-
aviation uses	-	45

1.15.7: Policy: Prior to issuing any permits to redevelop the 10 acre portion of the AIRCO property in accordance with Policy 1.15.5 and designated as Commercial General on the Future Land Use Map, a transportation management plan must be submitted to, and approved by, the County Administrator, addressing access from Ulmerton Road to the 10 acre commercial project site, including provisions, and a schedule, for any required roadway, non-vehicular, intersection or other access-related improvements.

1.15.8: Policy: Approval of a Master Development Plan, by the Board of County Commissioners at a public hearing, for the

approximately 118 acre portion of the AIRCO property designated as Industrial Limited on the Future Land Use Map, including any adjacent property(ies) that might be included in the master development proposal, is required prior to issuing permits for any office and/or light industrial/flex development on the subject site. Aviation uses will be subject to another approval process and are not included in the Master Development Plan. At a minimum, the Master Development Plan will address the following:

- Identification of the affected roadway network, planned mobility onsite and off for different travel modes (including roads, bicycle, pedestrian, and public transit), and required improvements to the transportation network, including the responsible entity and funding plan for those improvements.
- Water quality improvements and regional retention and treatment options
- Appropriate buffering of the office and light industrial development from surrounding uses, particularly nearby residential uses.
- Incorporating livable community and environmental strategies that promote energy efficiency, provide choices in travel modes, and respond to water quality and other environmental concerns.
- Availability of adequate wastewater and potable water service and facilities.
- The ability to convert the office component to light industrial/flex space or vice versa as long as the resulting traffic impacts after the conversion do not exceed the traffic impacts associated with the development allocation specified in Policy 1.15.6 above.
- Determine the development rights associated with the existing water bodies located on the 118-acre subject site.

## **SECTION V: SEVERABILITY**

If any section, paragraph, clause, sentence, or provision of the Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect therefore shall be confined to the section, paragraph, clause, sentence, or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

## **SECTION VI: LOCATION OF RECORDS**

Pursuant to requirements of Section 125.68, Florida Statutes, this Ordinance to amend the Pinellas County Comprehensive Plan is incorporated into the Future Land Use and quality Communities Element of the Pinellas County Comprehensive Plan, located at, and maintained by, the Clerk of the Pinellas County Board of County Commissioners.

## **SECTION VII: FILING OF ORDINANCE: ESTABLISHING AN EFFECTIVE DATE**

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.

*October 2, 2009*

Wpdocs/comp plan 10-01/ICEice ordinance



**“CLEAN” VERSION  
Of The Proposed Ordinance**

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*October 2, 2009*

Wpdocs/comp plan 10-01/ICEice ordinance

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

By *David S. ...*  
Attorney

