

Pinellas Planning Council Countywide Plan Map Amendment

Case CW 23-07 – Pinellas County

July 12, 2023

Local Government Request

Subject Property

- 18.5-acre portion of the 126.9-acre former Airco property
- 13690 Stoneybrook Drive

Existing Countywide Plan Map Category (future land use)

- Employment (E), Target Employment Center (TEC) and No Designation

Proposed Countywide Plan Map Category (future land use)

- Public/Semi-Public (P/SP) and Target Employment Center (TEC)

Existing Use(s): Vacant (closed golf course)

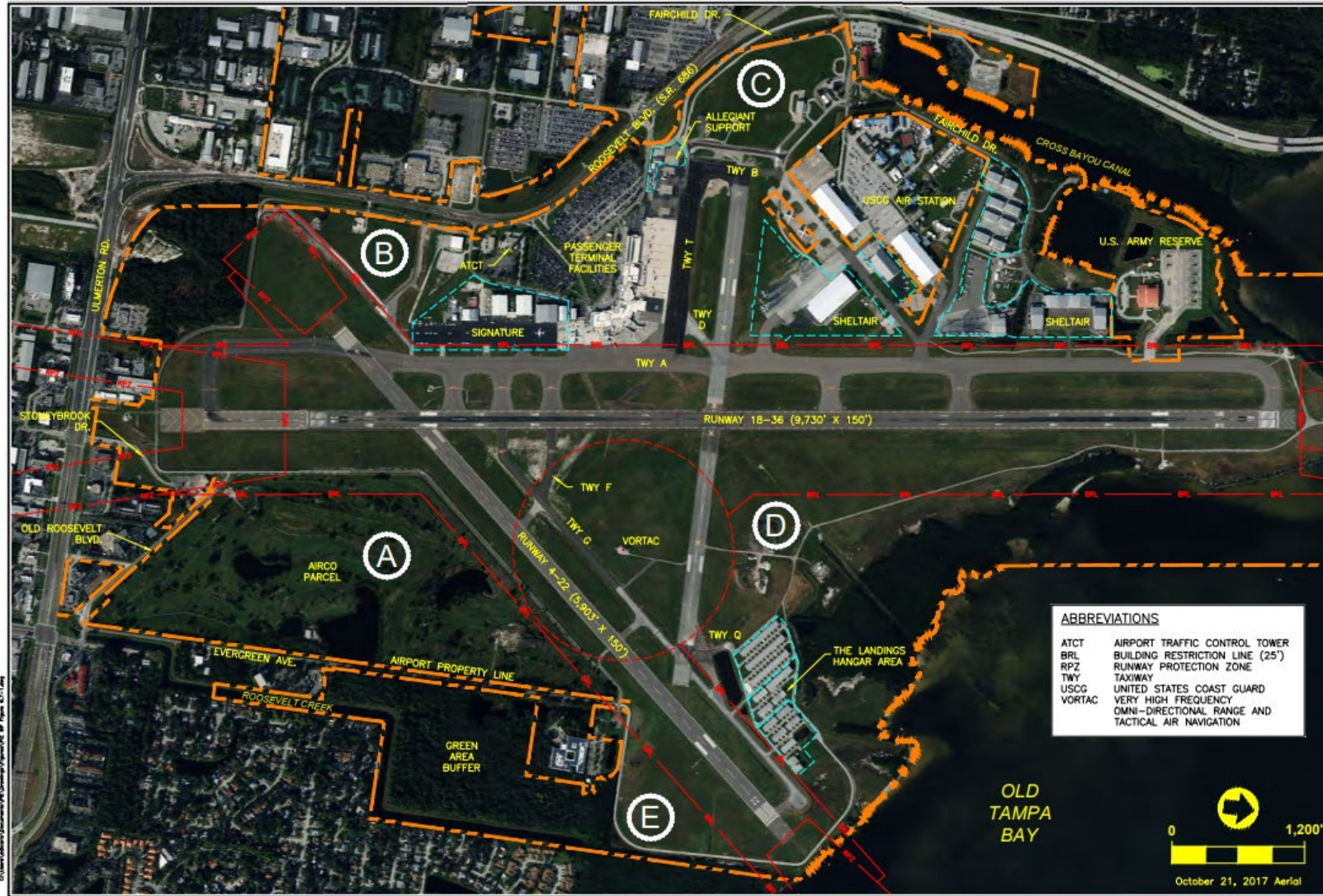
Proposed Use(s): New airport taxiway to provide access to future aviation uses consistent with the St. Petersburg/Clearwater International Airport (PIE) Master Plan

Airport Master Plan Context

- Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT) regulations require airports conduct periodic updates of their master plans
- The new PIE Master Plan was adopted by the Board of County Commissioners in 2020
- Several improvements were identified to ensure that PIE can adequately accommodate the demand expected during the 20-year planning period
- 18.5 acres on its west side adjacent to Runway 4-22 is proposed for amendment to allow for the construction of a new airport taxiway



Airport Master Plan Context

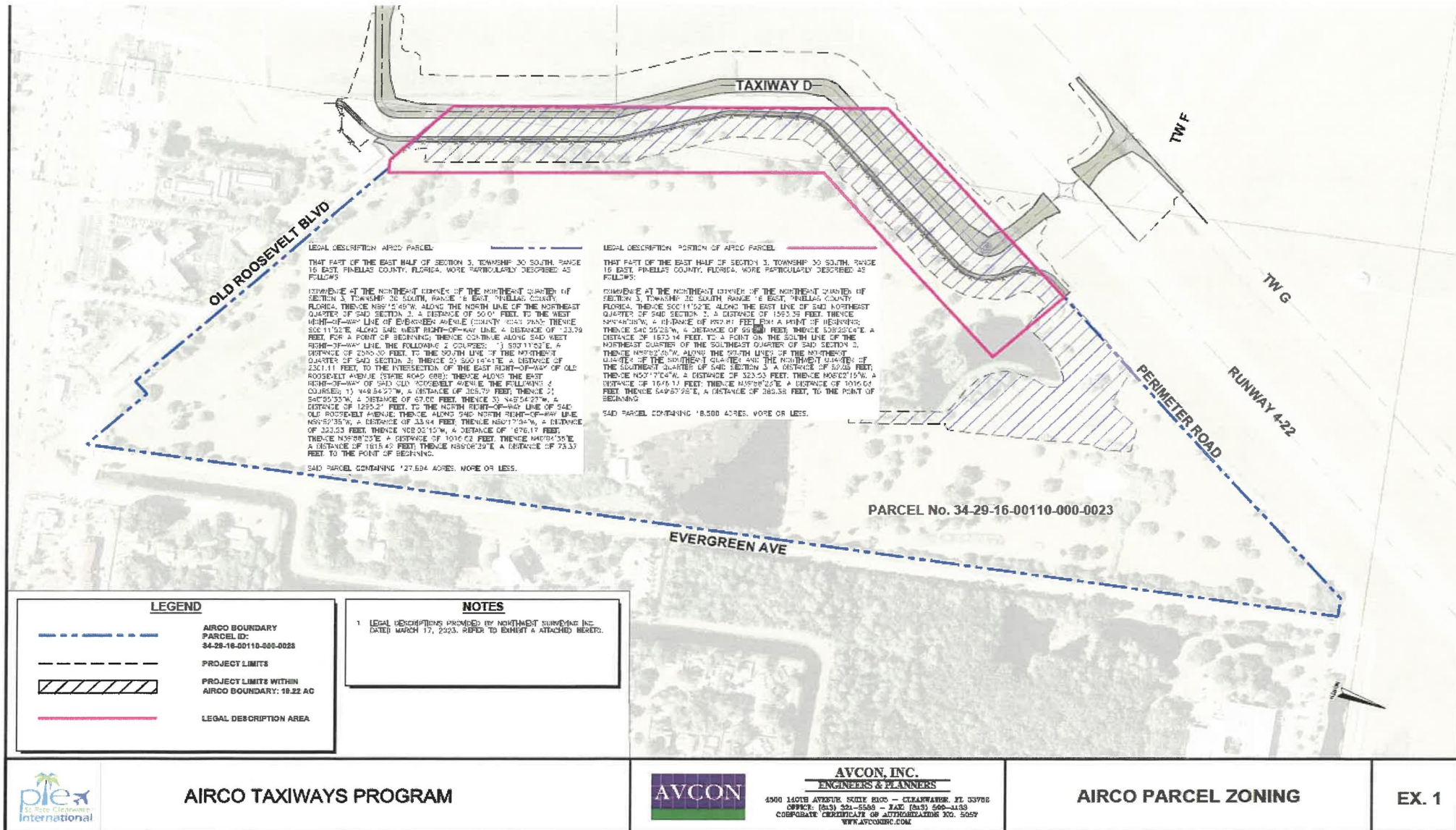


Source: ESA, 2019.

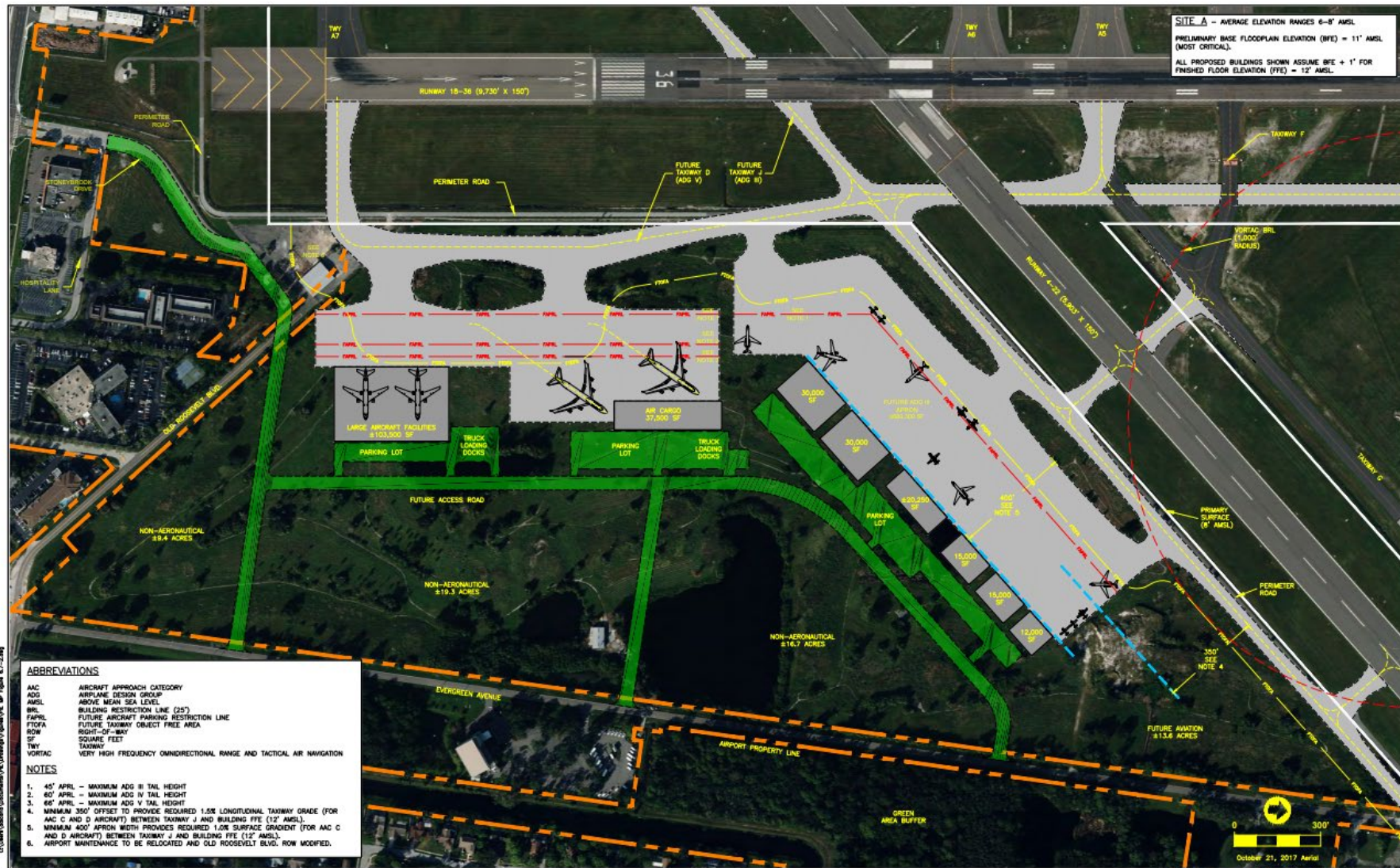
St. Pete-Clearwater International Airport Master Plan

FIGURE 6.7-1
SITES AVAILABLE FOR AVIATION RELATED DEVELOPMENT

Airport Master Plan Context



Airport Master Plan Context



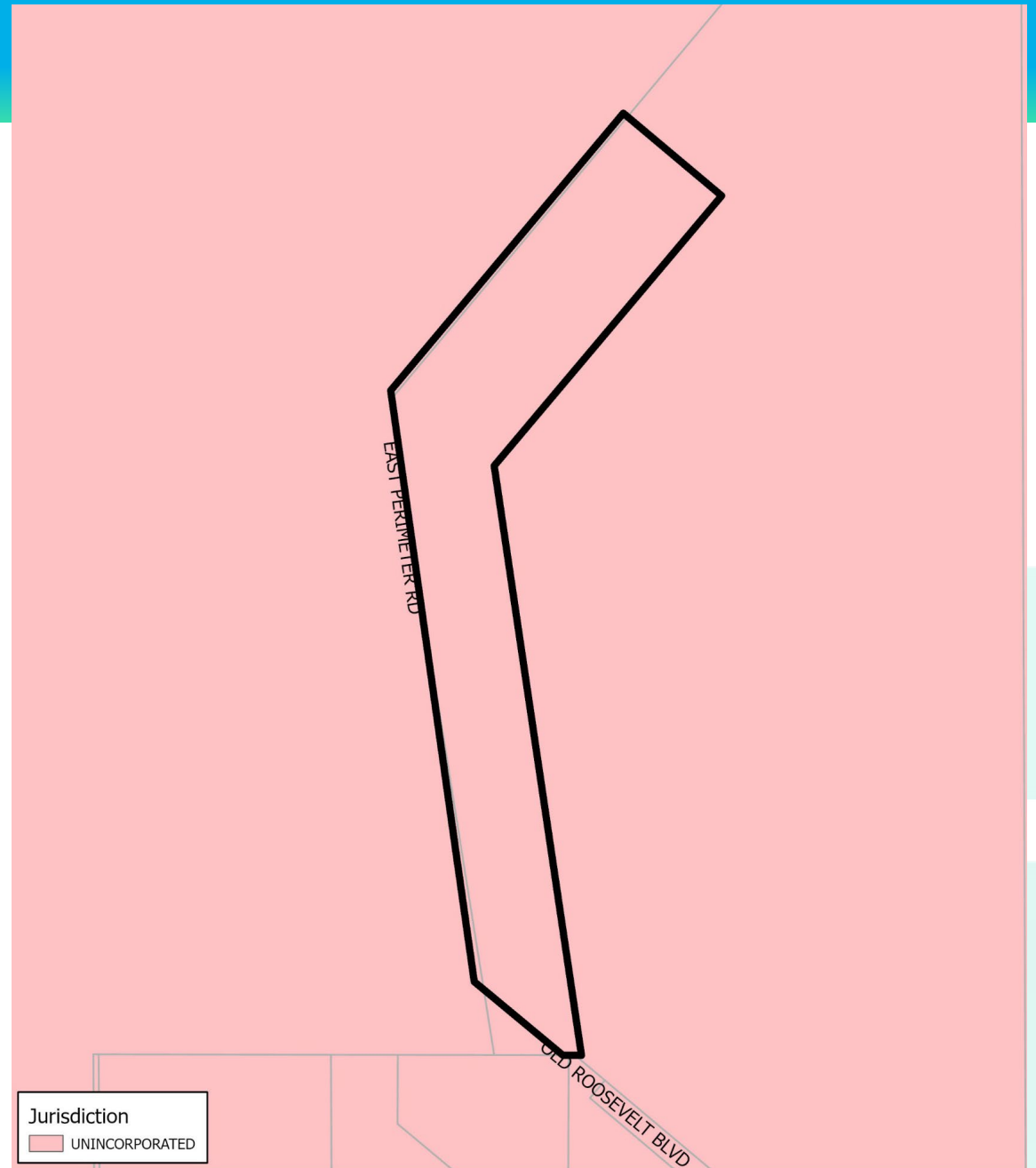
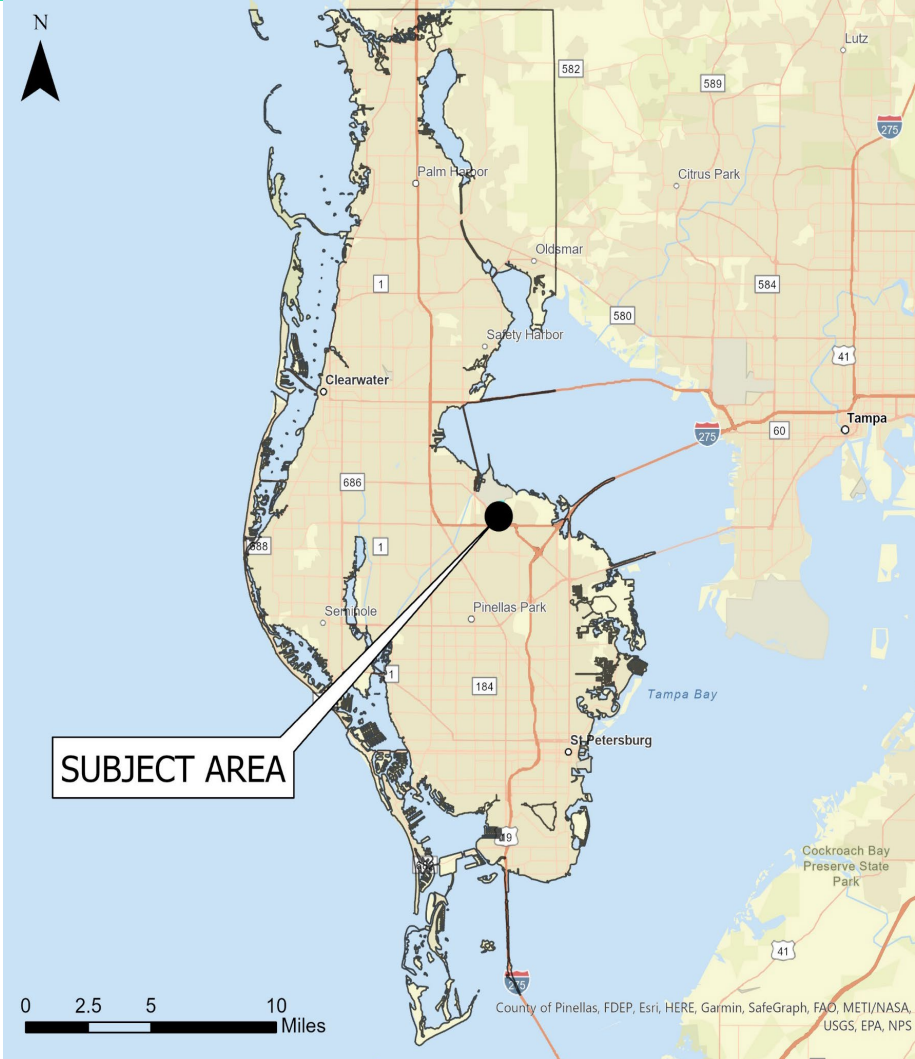
Source: ESA, 2019.

St. Pete-Clearwater International Airport Master Plan

FIGURE 6.7-2

SITE A - AIR CARGO AND LARGE AIRCRAFT DEVELOPMENT CONCEPT

Location



Location & Surrounding Uses



Aerial & Site Street Photos

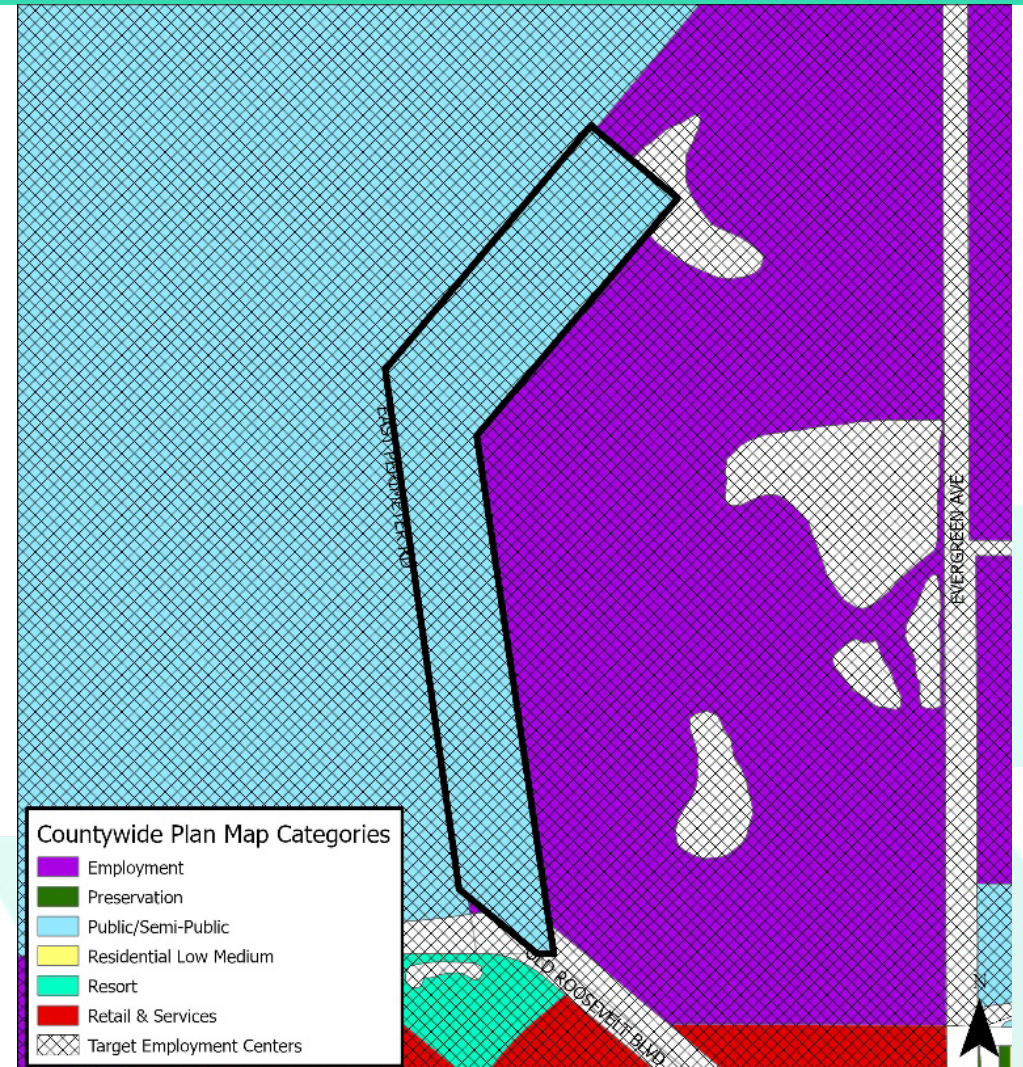
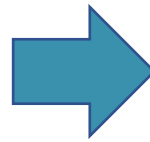
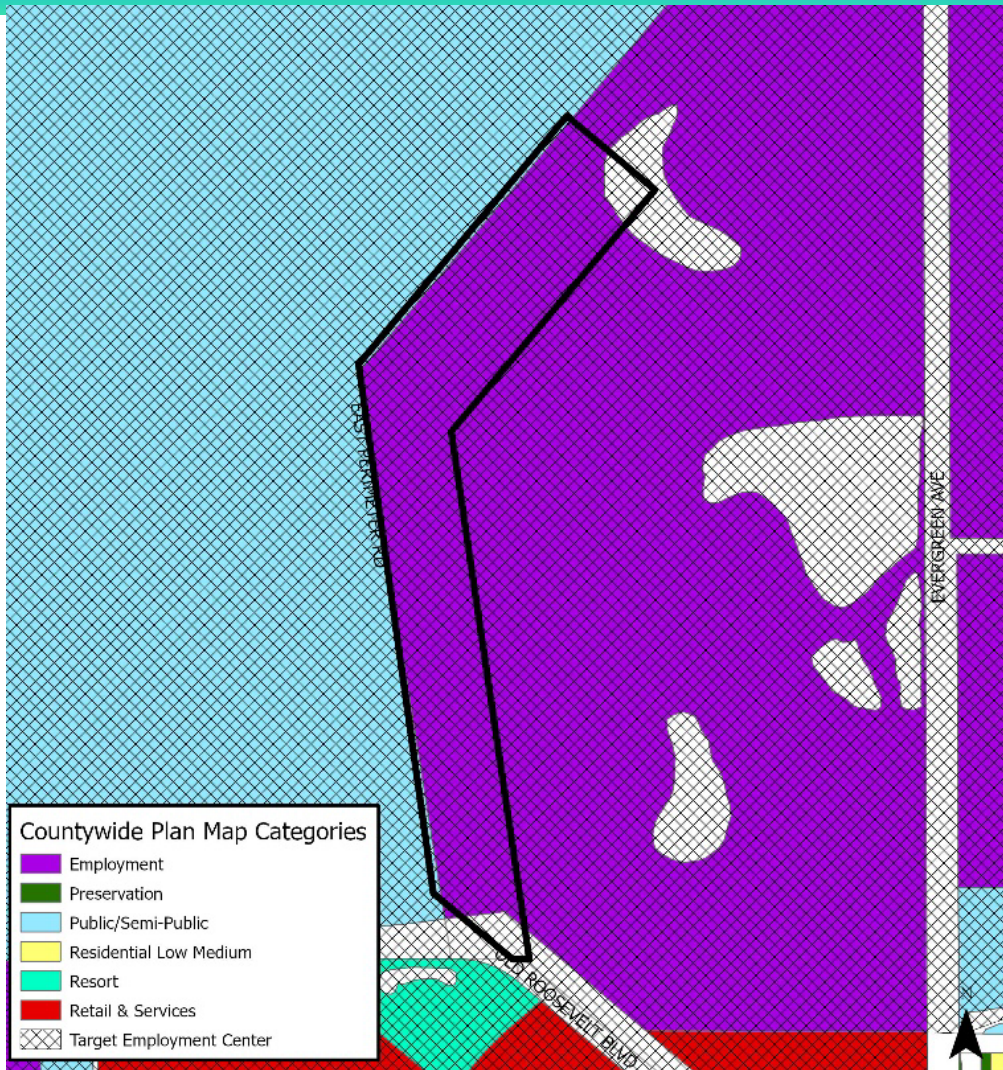
Aerial view of the amendment area



Looking north from Stonybrook Drive North



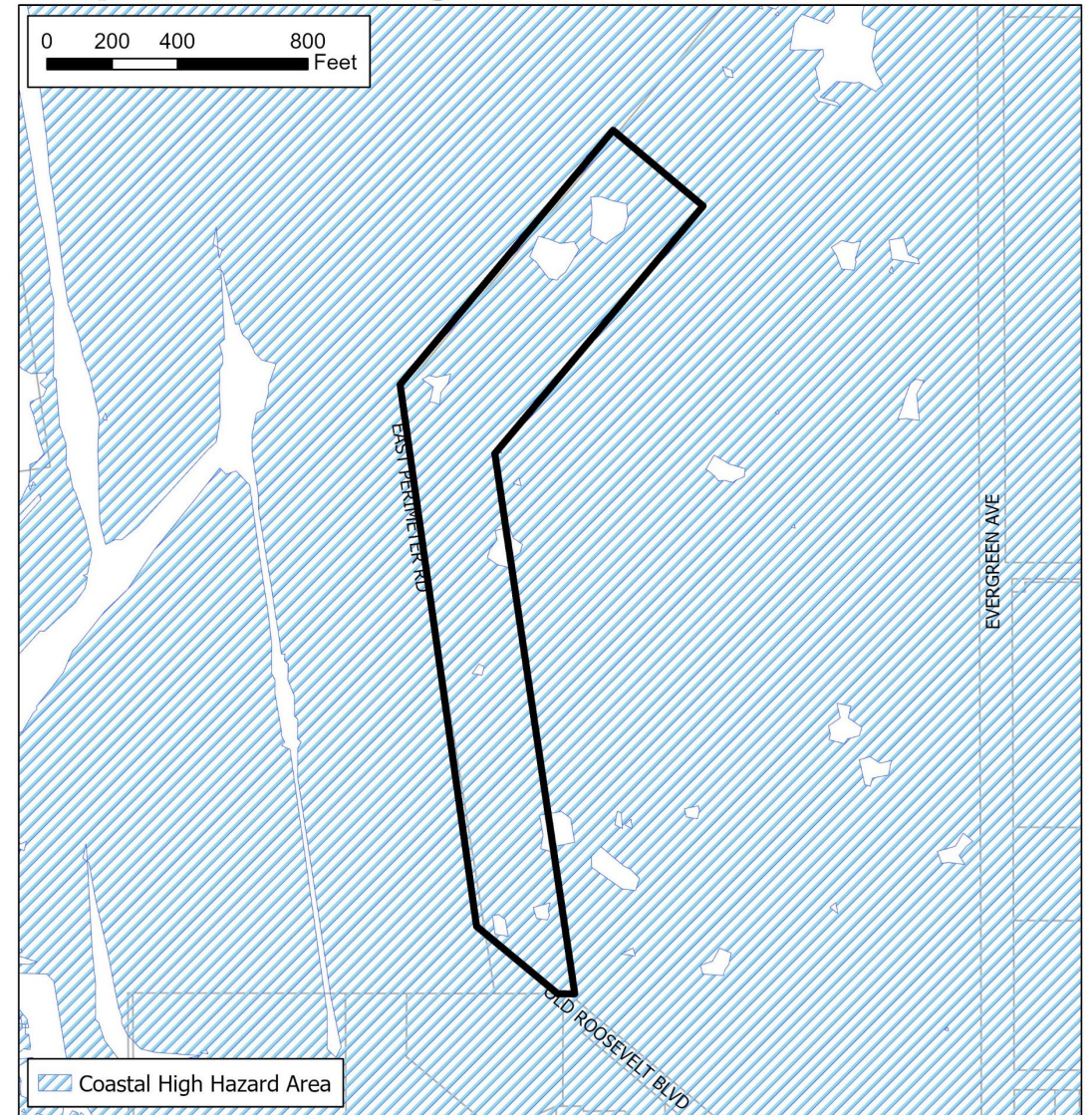
Countywide Plan Map Designation



Coastal High Hazard Area (CHHA)

Balancing Criteria

- ✓ Utilization of Existing and Planned Infrastructure
- ✓ Utilization of Existing Disturbed Areas
- ✓ Overall Reduction of Density or Intensity
- ✓ Integral Part of Comprehensive Planning Process
- Access to Emergency Shelter Space and Evacuation Routes
- Maintenance of Scenic Qualities/Public Access
- Water Dependent Uses
- Part of a Community Redevelopment Plan
- Clustering of Uses



Recommendation

Proposed Countywide Plan Map Amendment Findings

- Surrounding area is consistent with the locational characteristics for the proposed category (institutional and utility uses required to serve the community or region).
- Public/Semi-Public category (and Target Employment Center overlay) is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- Amendment area involves the conversion of Employment designated land; however, the future development concept includes approximately 80.1 acres for aviation-related development and 45.4 acres for compatible nonaeronautical uses.

Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval

Planners Advisory Committee recommends approval