

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: Pinellas County will continue to assess, and take part in, opportunities to collaborate on land use, transportation and watershed planning for the Gateway Area, including with the cities of St. Petersburg, Largo, and Pinellas Park.

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. Pete-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. Pete-Clearwater International Airport Master Plan as updated in 2018. [16-18]

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. Pete-Clearwater International Airport Master Plan. [16-18]

~~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~~

AIRCO Golf Course Property		
Southerly Portion of Parcel No. 34/29/00110/000/0023		
Land Use Designation: Commercial General (approx. 10 acres)		
Type of Use	Max Sq. Ft.	Max. Hotel Rooms

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 Employment on the Future Land Map is [16-18]~~

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

1.15.5. Policy: The County-owned lands lying between the Feather Sound community and the AIRCO property that are currently undeveloped shall remain as such to serve as buffer space. These lands may be managed and/or utilized for such uses as stormwater facilities, water quality improvements, and transfer of development rights.

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, following a public hearing, 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.~~

1.15.86.

Policy:

Approval of a ~~Master~~ Preliminary Development Plan, by the ~~Board of County Commissioners at a public hearing, County Administrator or designee, after review by the Development Review Committee,~~ for the approximately 118 acre portion of the AIRCO property designated as Employment 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.~~ A partial preliminary development plan may be allowed for a sub-area of the 118 acre parcel at the discretion of the County Administrator or designee. At a minimum, the ~~Master~~ Preliminary Development Plan will address the following:

- ~~Impacts to 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.~~
- Preliminary analysis of utilities needed to serve the site, required capacity and infrastructure improvements, W~~water quality, and stormwater needs.~~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~~complete streets design 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.~~