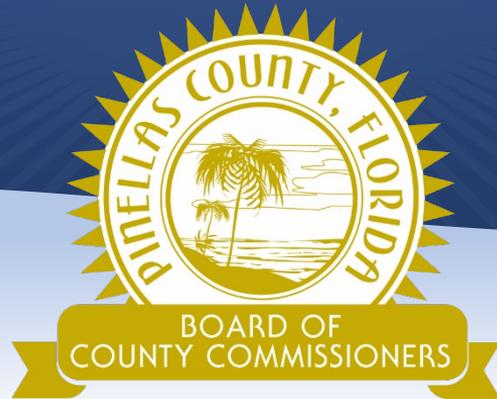


# Board of County Commissioners

Case #s FLU-23-02 & ZON-23-02

June 13, 2023



**Our Vision:**  
To Be the Standard for  
Public Service in America.

# Request



**Subject Property:** 18.5 acres at 13690 Stoneybrook Dr (former Airco site)

**Future Land Use Map (FLUM) Amendment**

**From:** E, Employment    **To:** T/U, Transportation/Utility

**Zoning Atlas Amendment**

**From:** E-1, Employment-1    **To:** P.C. Airport

**Existing Use:** Vacant

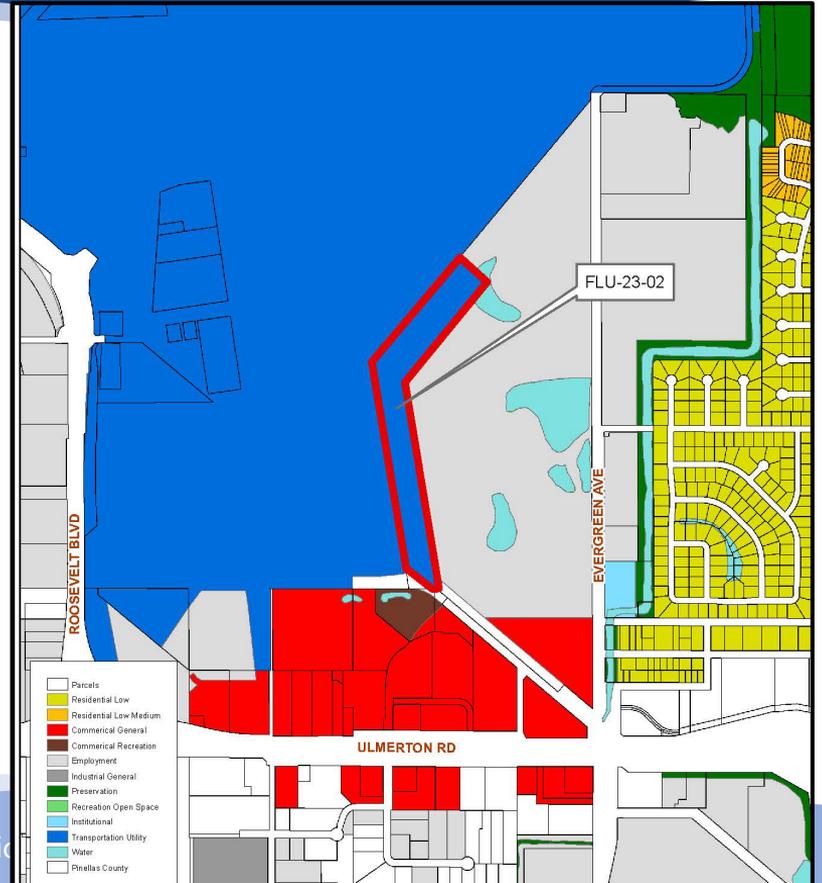
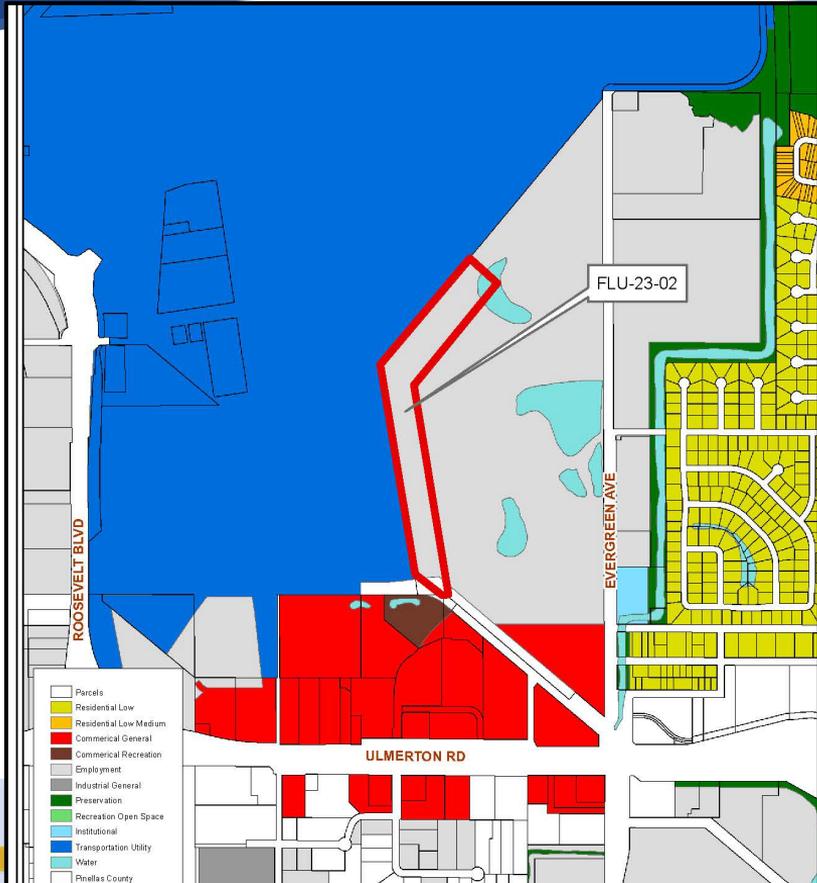
**Proposed Use:** Airport Taxiway



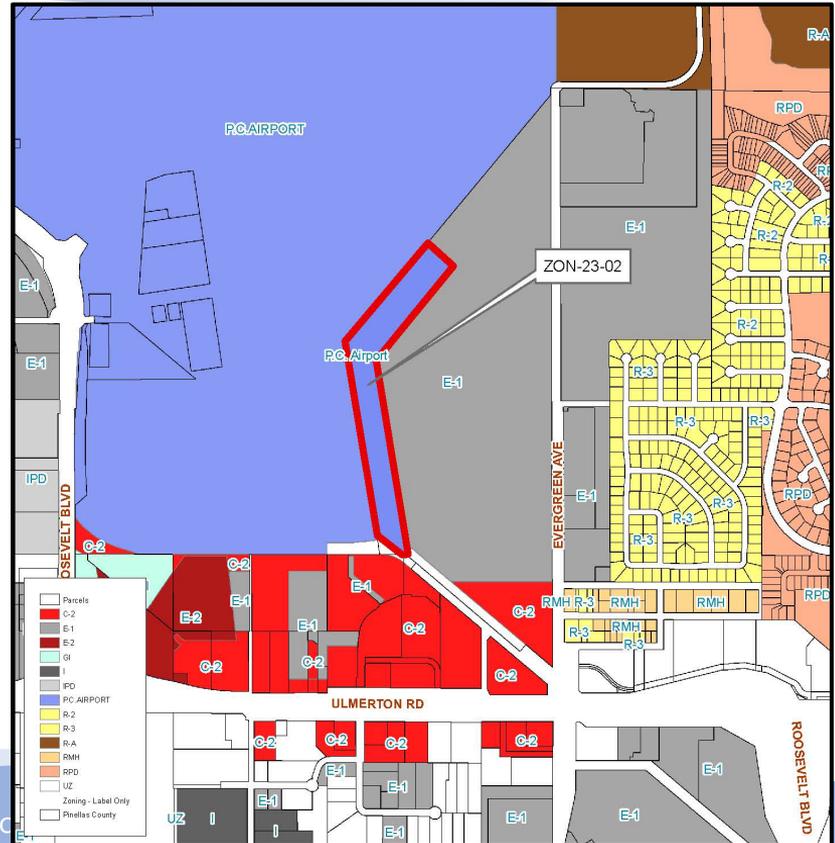
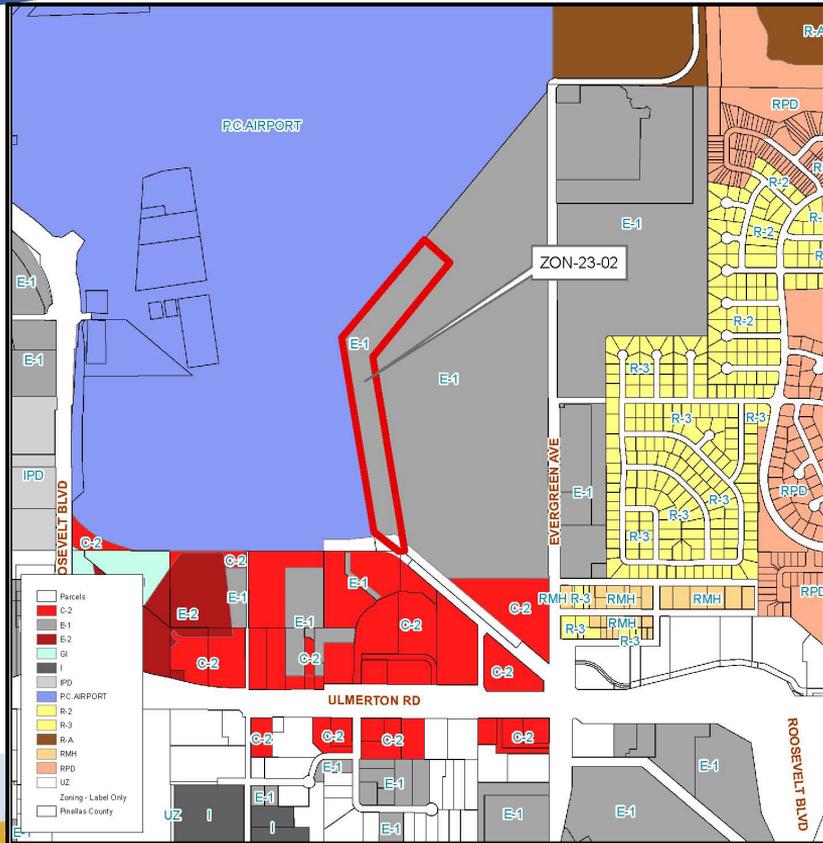
# Location



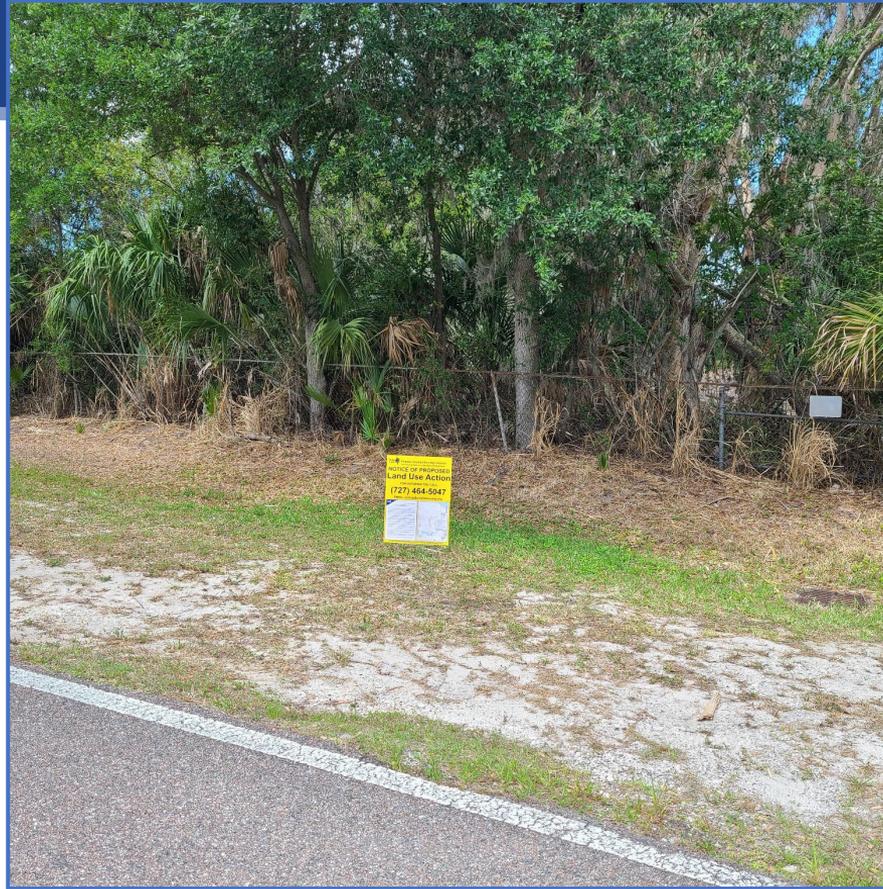
# Future Land Use Map (FLUM)



# Zoning Atlas



# Site Photo



# Additional Information – Land Use

## Current E Land Use

- **R&D, manufacturing, warehouse/distribution, office, limited retail**
- **Does not allow residential**
- **0.65 Floor Area Ratio (FAR) for nonresidential uses**

## Proposed T/U Land Use

- **Airport, seaport, marina, power plant, solid waste, utilities**
- **Does not allow residential**
- **0.70 FAR for nonresidential uses**



# Additional Information - Zoning

## Current E-1 Zoning

- **Allows office, R&D, manufacturing, warehouse, accessory retail**
- **Maximum building height of 75 feet (subject to FAA regulations)**

## Proposed P.C. Airport Zoning

- **Allows airport-related uses and facilities per the adopted Airport Master Plan**



# Recommendation – Land Use (FLU-23-02)



## Proposed Land Use Amendment (E to T/U)

- **Consistent with the adopted St. Pete-Clearwater Airport Master Plan**
- **Compatible with surrounding aviation-related uses**
- **Would facilitate the intended future uses of the Airport**
- **Consistent with the Comprehensive Plan**

**Development Review Committee recommends Approval**

**Local Planning Agency – Recommended Approval (7-0 vote)**

**Subject to the Countywide Map amendment process**



# Recommendation – Zoning (ZON-23-02)



## Proposed Zoning Amendment (E-1 to P.C. Airport)

- **Consistent with the adopted St. Pete-Clearwater Airport Master Plan**
- **Compatible with surrounding aviation-related uses**
- **Would facilitate the intended future uses of the Airport**
- **Consistent with the Comprehensive Plan**

**Development Review Committee recommends Approval**

**Local Planning Agency – Recommended Approval (7-0 vote)**

**First of two required hearings – 2<sup>nd</sup> hearing July 18<sup>th</sup> (6:00 PM)**

