

# Countywide Planning Authority Countywide Plan Map Amendment

Case CW 23-07 – Pinellas County

August 1, 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

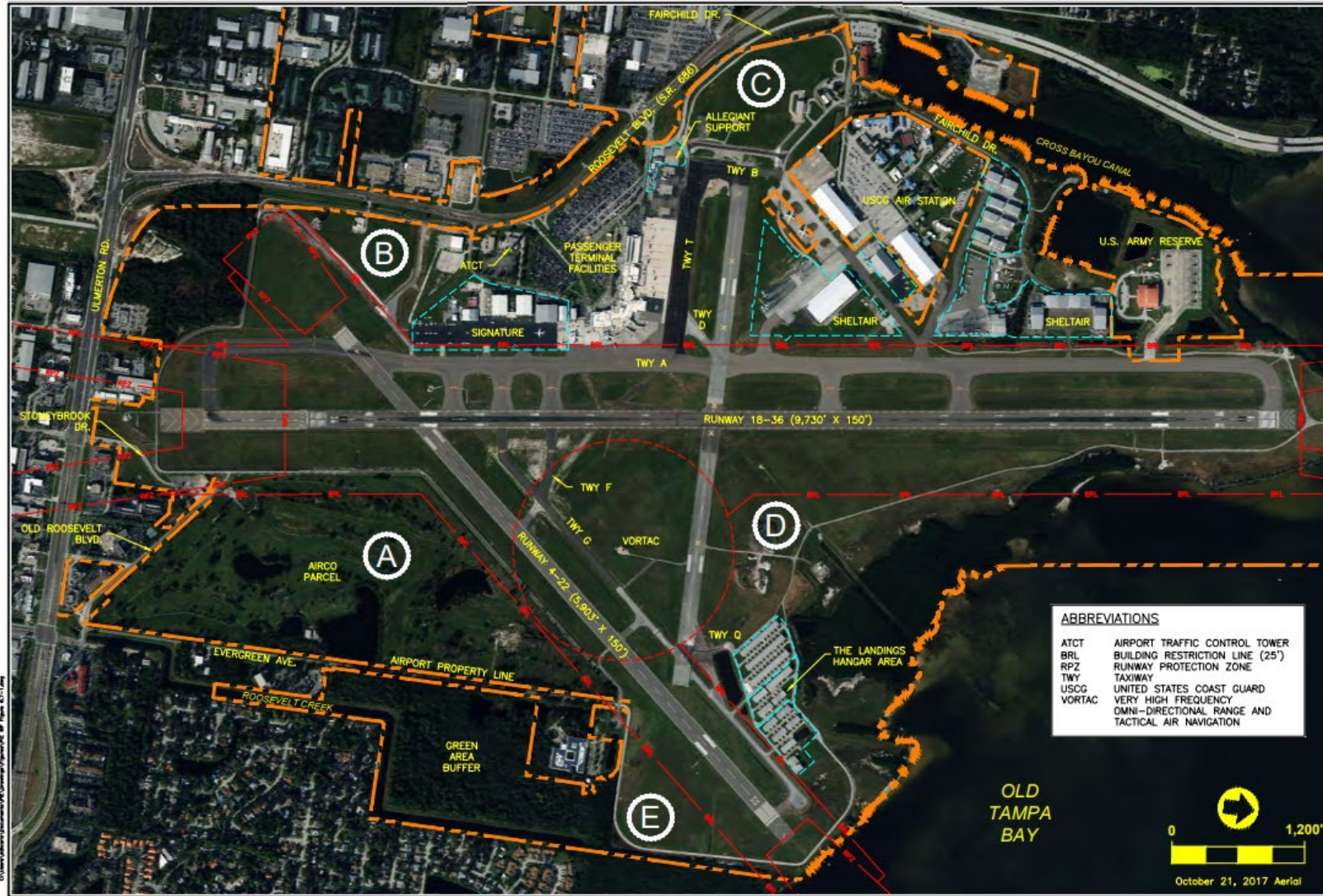
- Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT) regulations require airports conduct periodic updates of their master plans
- Current PIE Master Plan was adopted by the Board of County Commissioners in 2020
- Several improvements were identified to ensure that 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



St. Peter-Chieftan Intermodal Airport Master Plan  
FIGURE 6.4.4  
FUTURE AIRFIELD IMPROVEMENTS



# Airport Master Plan Context



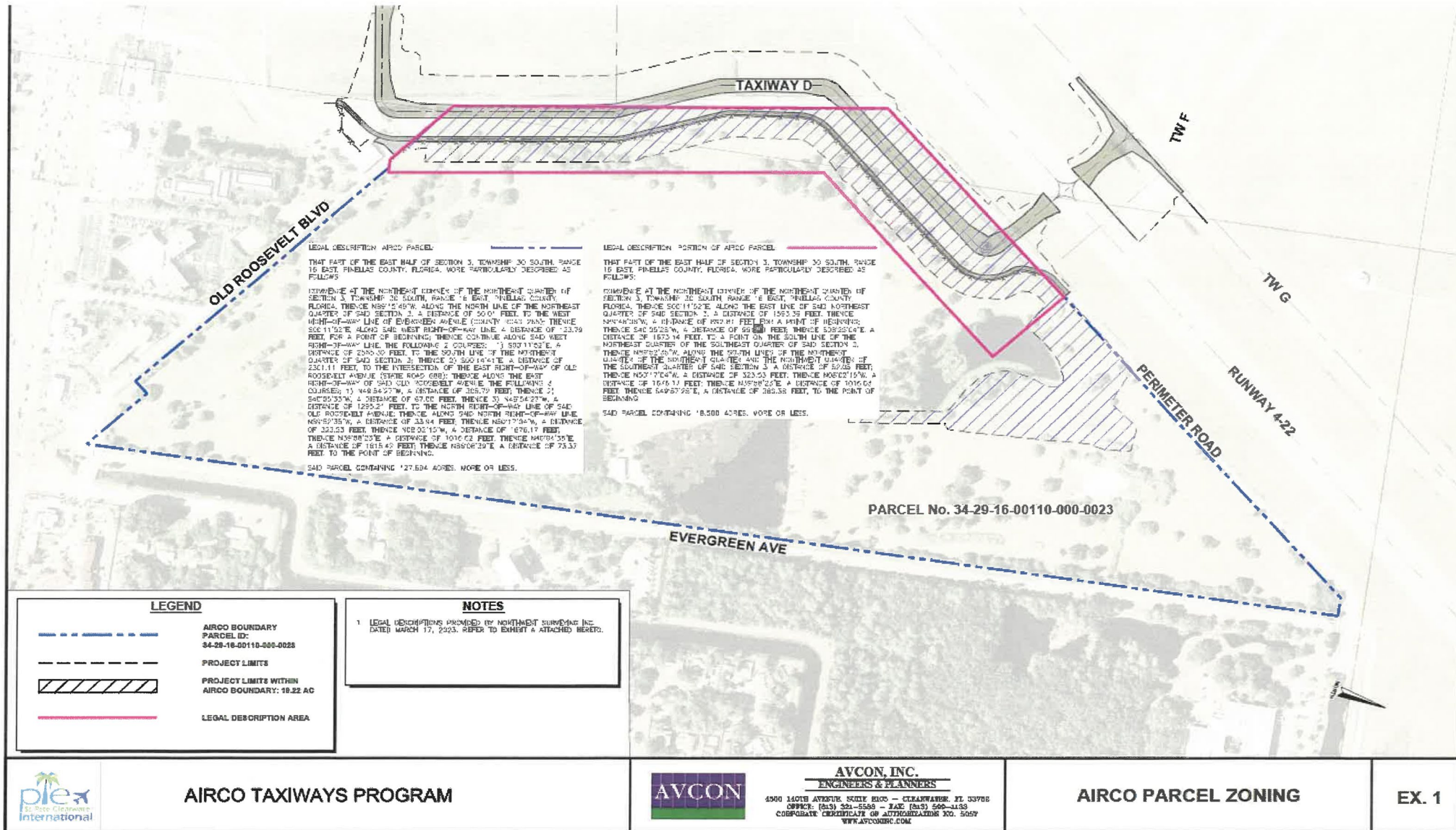
Source: ESA, 2019.

St. Pete-Clearwater International Airport Master Plan

**FIGURE 6.7-1**  
SITES AVAILABLE FOR AVIATION RELATED DEVELOPMENT



# Airport Master Plan Context

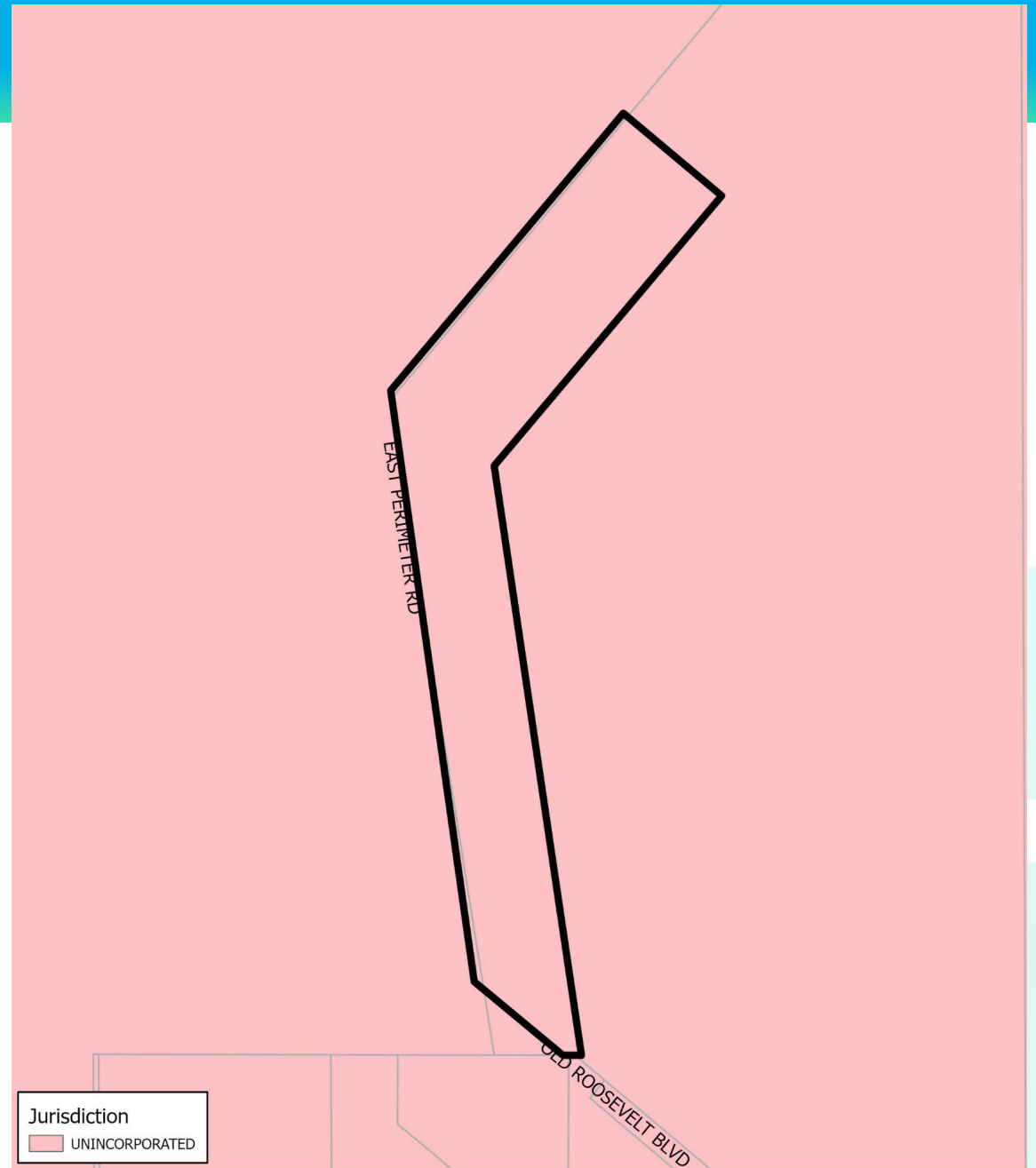
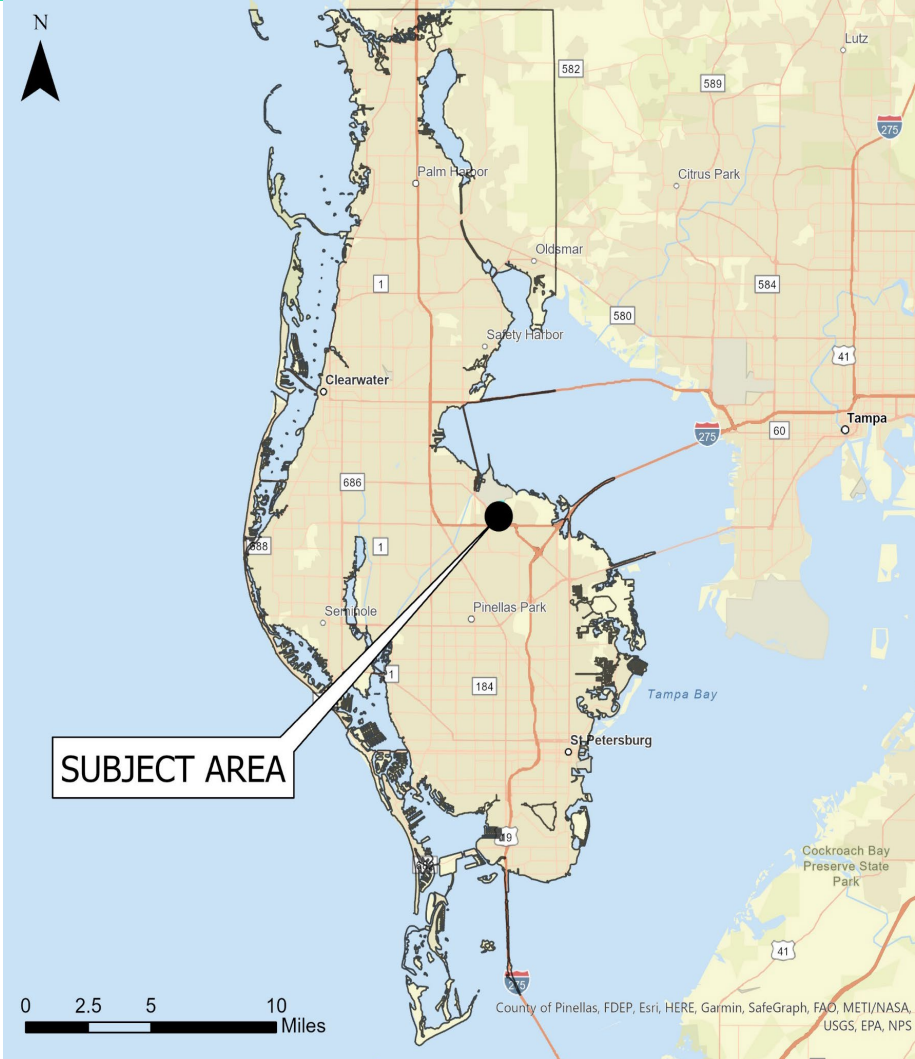




# Airport Master Plan Context



# Location





# Surrounding Uses





# Aerial & Site Street Photos

Aerial view of the amendment area

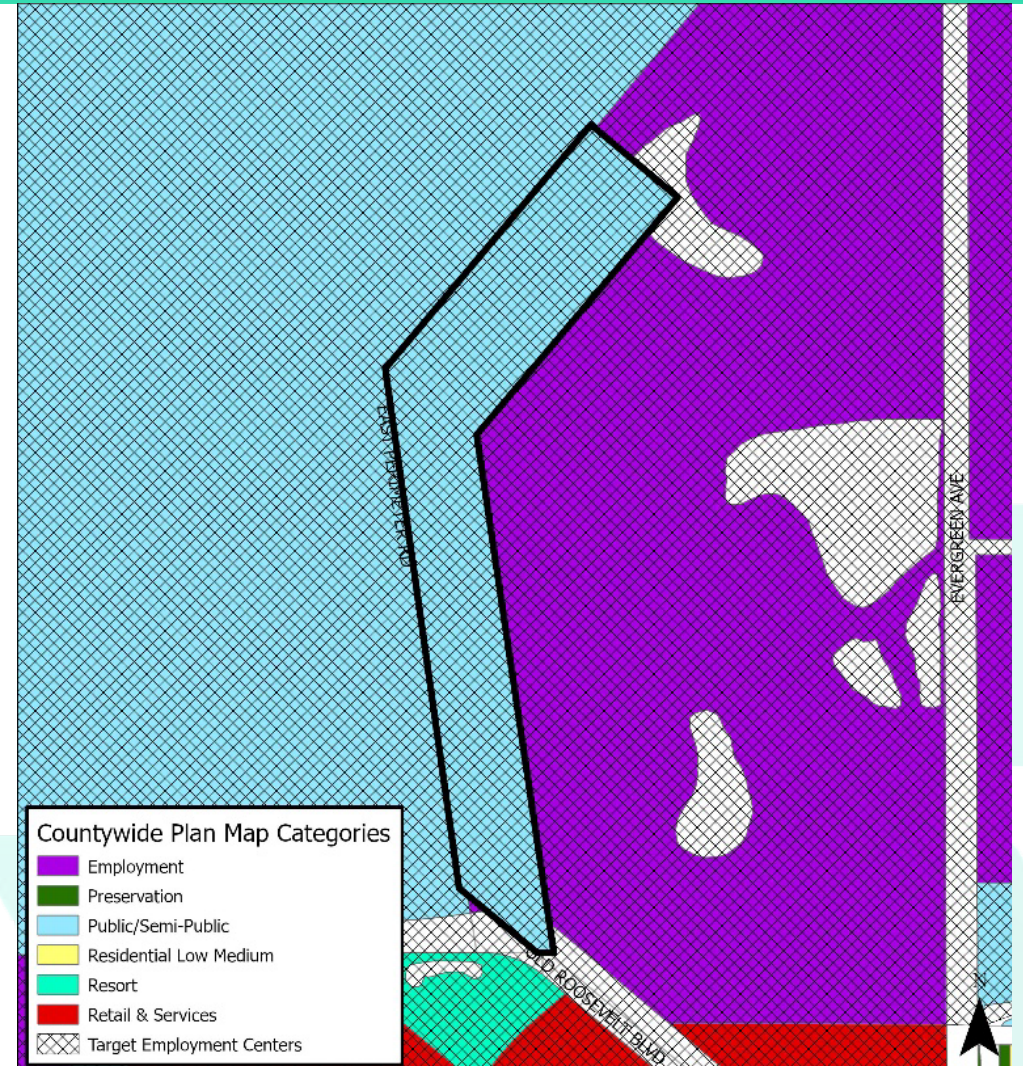
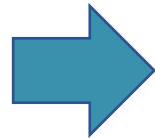
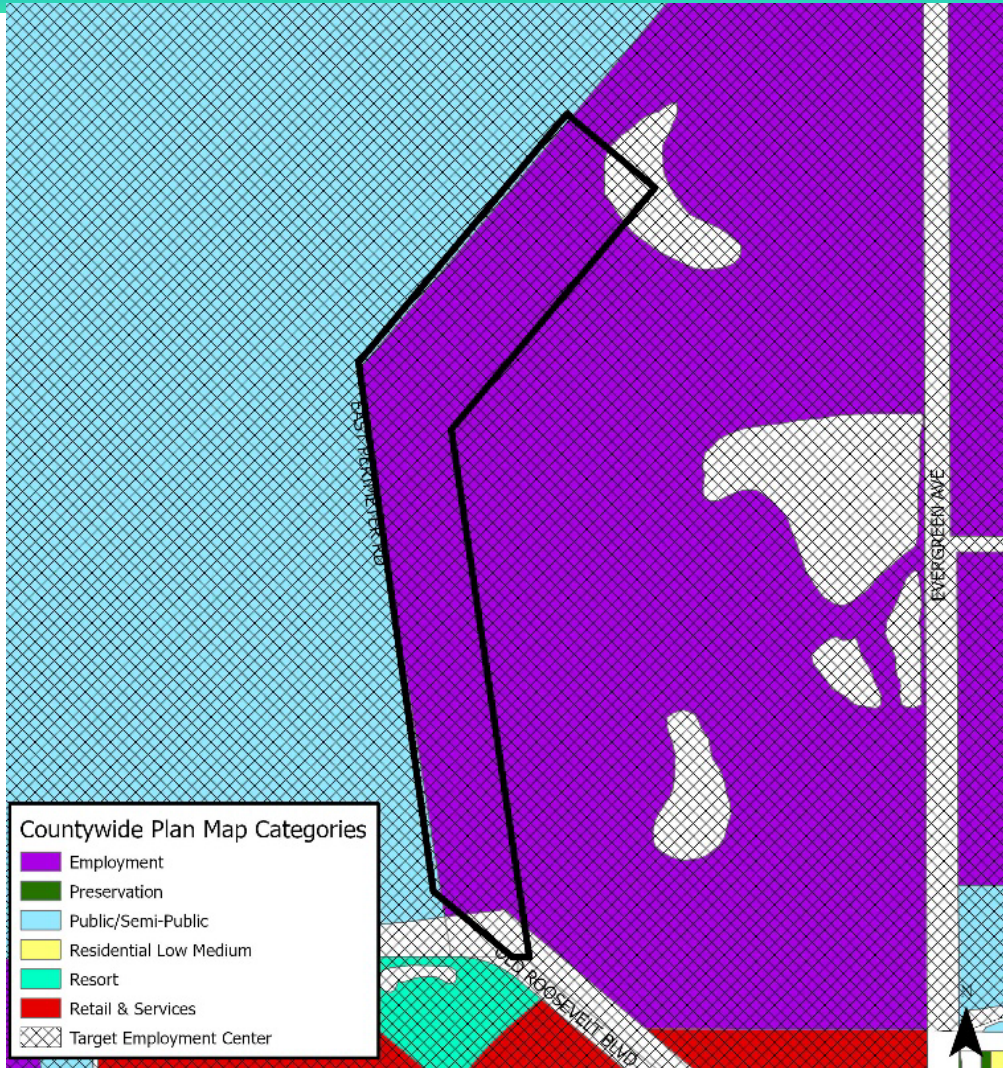


Looking north from Stonybrook Drive North





# Countywide Plan Map Designation

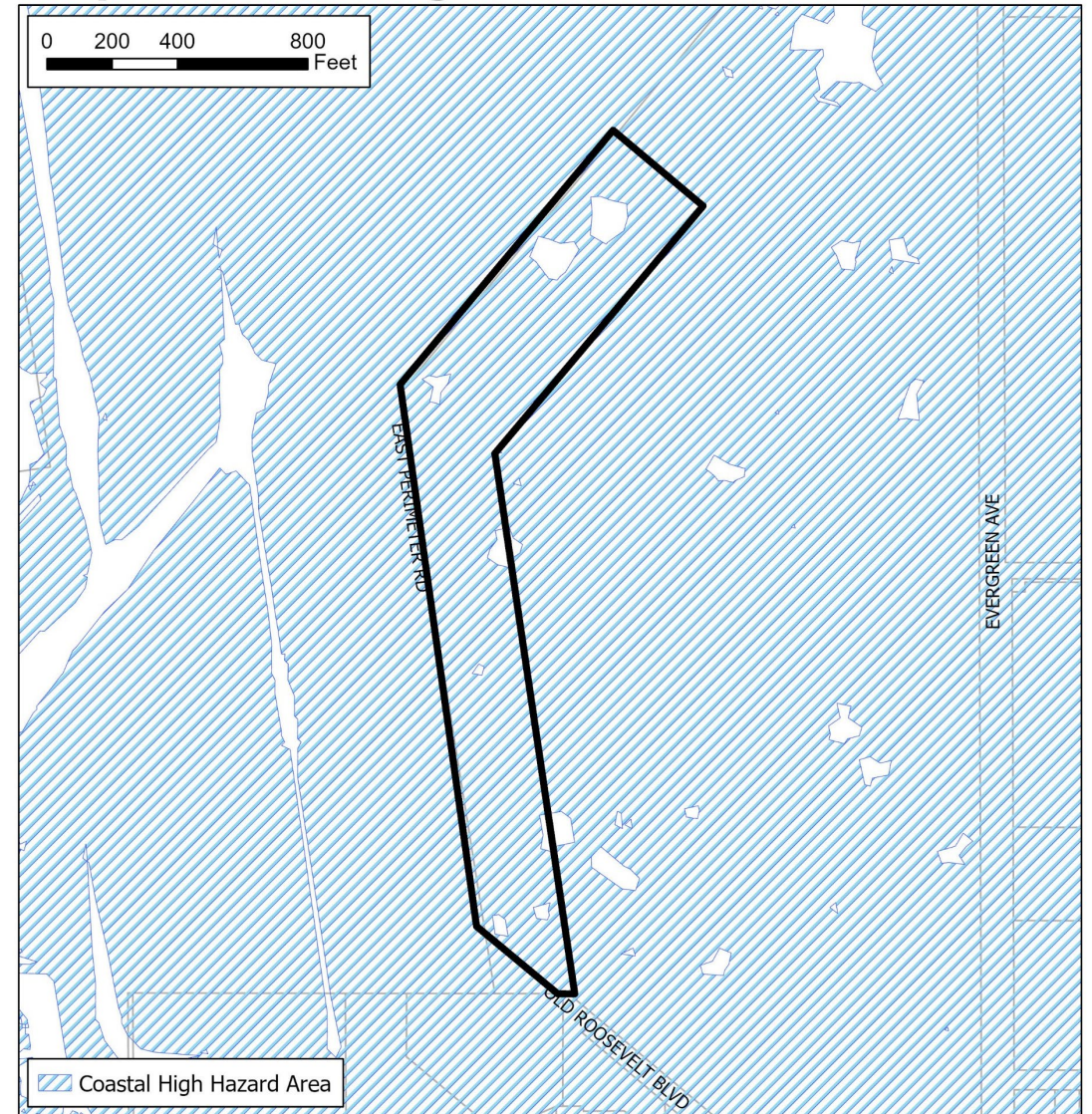




# Coastal High Hazard Area (CHHA)

## 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**

**Forward Pinellas Board and the Planners Advisory Committee recommends approval**