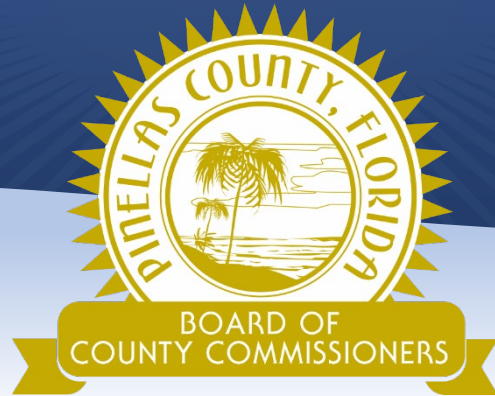


Board of County Commissioners

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

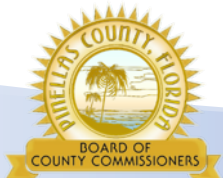
From: E, Employment To: T/U, Transportation/Utility

Zoning Atlas Amendment

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

Existing Use: Vacant

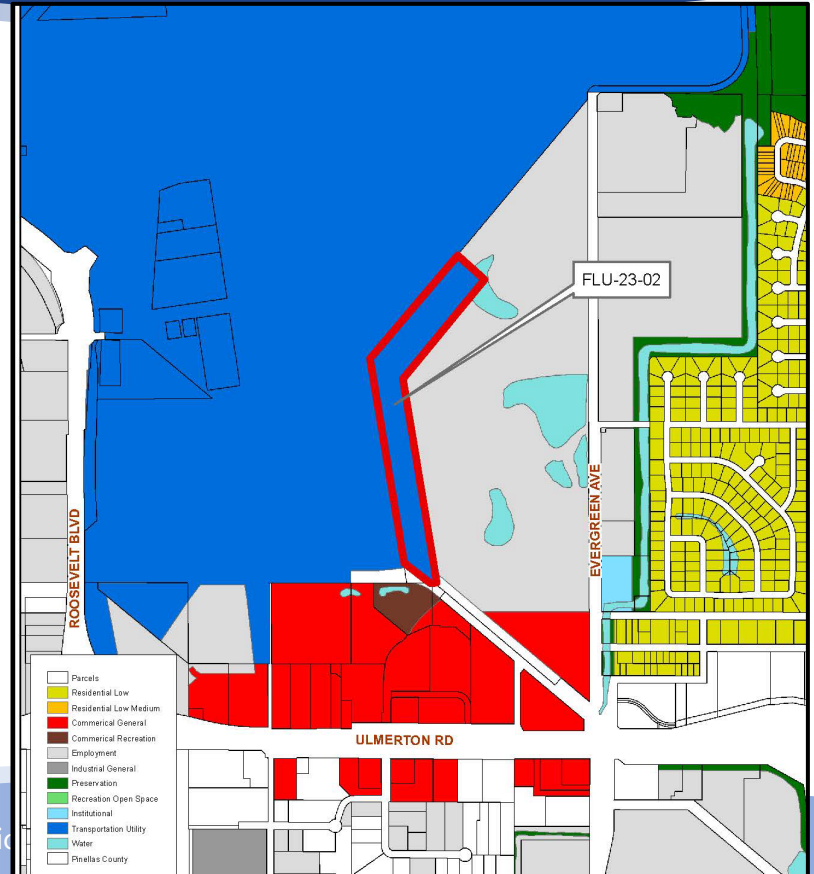
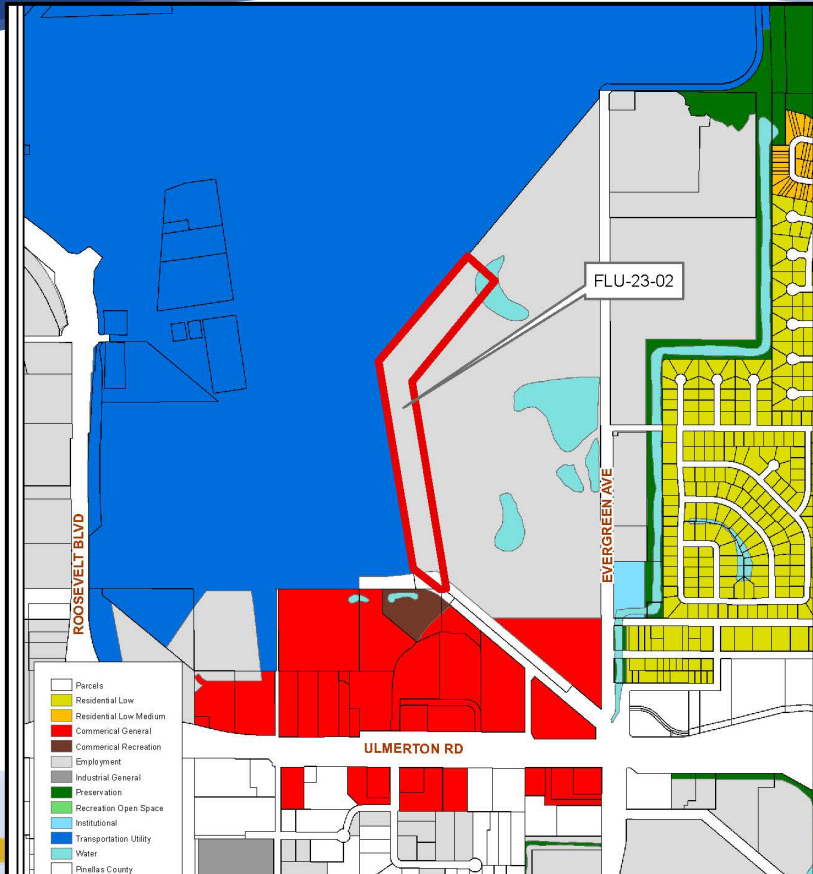
Proposed Use: Airport Taxiway



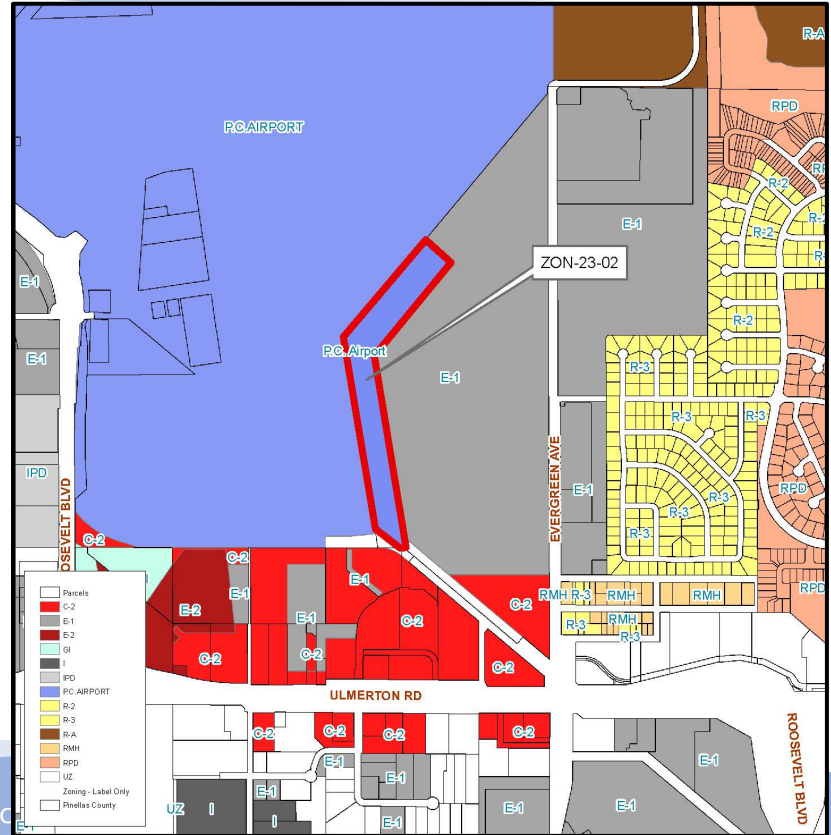
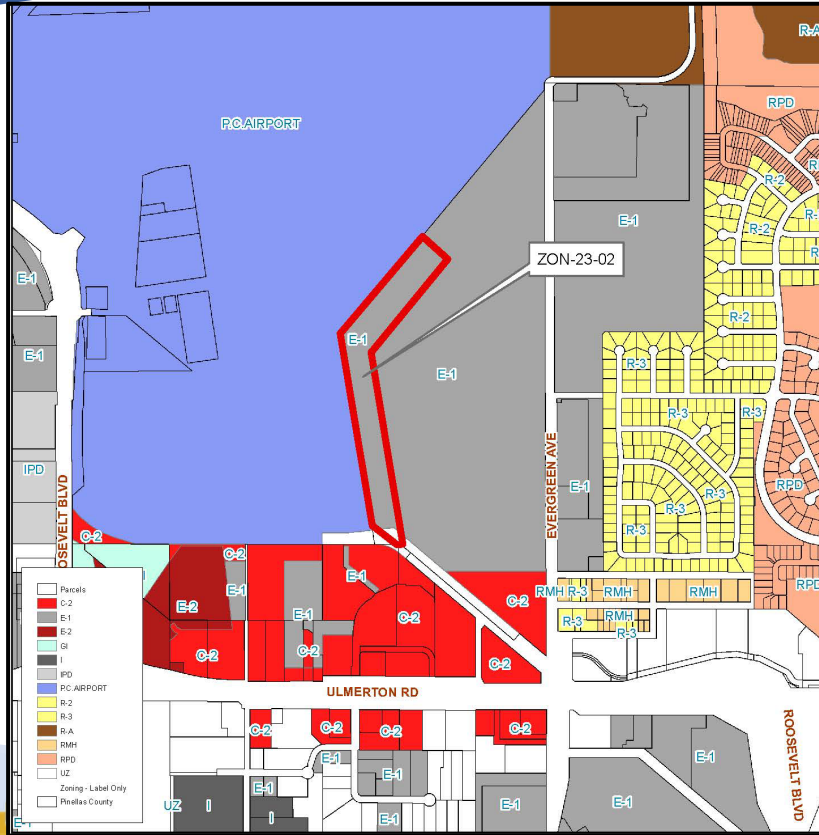
Location



Future Land Use Map (FLUM)



Zoning Atlas



Site Photo



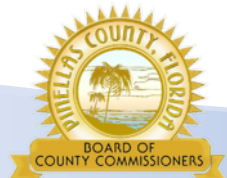
Additional Information – Land Use

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)



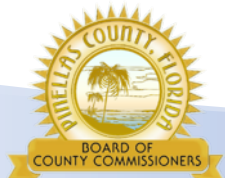
Proposed Land Use Amendment (E to T/U)

- **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 – 2nd hearing July 18th (6:00 PM)

