



TABLE 5

County Properties in the Gateway Area

| PROPERTY | EXISTING CONDITIONS | POTENTIAL ISSUES AND OPPORTUNITIES | RECOMMENDATIONS |
|---|------------------------------------|---|---|
| St. Petersburg-Clearwater International Airport | International Airport 815 acres | <ul style="list-style-type: none"> ▶ Compatibility of expansion with surrounding uses will need to be addressed. ▶ This facility of countywide significance cannot be relocated. | <ul style="list-style-type: none"> ▶ Continue to maximize economic opportunities; implement Airport Master Plan, update – upon adoption – approved by Board of County Commissioners. ▶ Continue dialog with the surrounding communities and governments. |
| Airport Industrial Park/ Business Center | Business Center 300 acres | <ul style="list-style-type: none"> ▶ External and internal access to the Business Center can be problematic. ▶ 90% occupancy rate, although several occupants represent public uses. ▶ The opportunity exists for diversification and turnover to more private employers if occupancy by public agencies is reduced. | <ul style="list-style-type: none"> ▶ Work with Airport Business Center, County and FDOT staff and area businesses to devise better signage, etc. ▶ Locate additional opportunities for expansion/diversification of employment opportunities in the Gateway Area. ▶ Transition occupancy of the Business Center to more private sector businesses. |
| Airport Golf Course Property (Airco) | Public golf course 124 acres | <ul style="list-style-type: none"> ▶ Large site with significant redevelopment potential; ▶ Conversion of the site will result in a loss of public open space; ▶ Site presently provides some buffering between Airport and nearby residential uses. ▶ The County will need to determine the appropriate master planning process required for redevelopment of the site. ▶ Redevelopment of the property must provide revenue for the Airport. | <ul style="list-style-type: none"> ▶ Site offers potential for redevelopment to a use that contributes to the economic and employment goals for the Gateway Area and County as a whole. ▶ During the master planning process of Airco and the property to the east, the opportunity exists to configure the design such that stormwater and environmental requirements are addressed in an area of open space set aside to the east. This site configuration will also serve to buffer site development from nearby residential areas; ▶ Redevelopment of the site should be a model for low impact (environmentally sensitive) quality development. ▶ County staff to continue coordinating with affected communities regarding plans for Airport properties. ▶ County staff to initiate review and redevelopment of the site, and prepare appropriate master plan. |



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| Properties east of Airco Golf Course | Vacant natural area 45 acres | <ul style="list-style-type: none"> ▶ Known archaeological resources in vicinity; heavily wooded natural area. ▶ Functions as buffer for the residential area. | <ul style="list-style-type: none"> ▶ During development of the master plan for redevelopment, maintain portions of the property in a natural condition to support environmental goals, stormwater goals, and to serve as a buffer to nearby residential development. ▶ Consider feasibility of passive public access to the open space and to balance the loss of open space associated with Airco Golf Course conversion. ▶ Evaluate use of the site for stormwater retention ▶ Undertake additional archaeological evaluation of the site. ▶ Amend the Future Land Use Map to a recreation or preservation use following further site investigation. |
| County property immediately south of Airport | Mostly vacant commercial and public/semi-public properties 33 acres (approx) | <ul style="list-style-type: none"> ▶ Properties access Ulmerton Road, a roadway with significant traffic volumes and level of service deficiencies. ▶ Additional commercial development can exacerbate roadway operating conditions. ▶ Development will be subject to concurrency restrictions. | <ul style="list-style-type: none"> ▶ Evaluate the properties as a whole and consider appropriate uses that will model low impact quality development. ▶ Promote/attract uses that can co-exist, share access, etc. so as to reduce potential impacts on the roadway. ▶ Consider future land use and zoning amendments to support business and professional use versus commercial use. |
| Cross Bayou Out-Parcel (formerly Turtle Club) | Former restaurant use; now vacant 9 acres | <ul style="list-style-type: none"> ▶ Poor visibility of the site. ▶ Significant wetlands onsite. ▶ Site is adjacent to Cross Bayou. ▶ Proximity to Coast Guard and other military uses requires that homeland security be taken into consideration in deciding a use for the site. | <ul style="list-style-type: none"> ▶ Continue efforts to lease site for a use permitted under the existing Industrial Limited category; <u>or</u> ▶ Retain and develop the site for a recreational purpose related to Cross Bayou, versus a business or commercial use, consistent with the Cross Bayou Watershed Planning Initiative, and as long as security concerns can be addressed. |
| 150th Avenue North Site | County property for sale 29 acres | <ul style="list-style-type: none"> ▶ Property is located in City of Largo and has been identified as part of a future major commercial activity center in Largo's Strategic Plan. ▶ A portion of the property contains drainage improvements and wetlands. | <ul style="list-style-type: none"> ▶ Consider Largo's Strategic Plan in the selection of a buyer for the property. ▶ Ensure that onsite wetlands and any drainage function remains protected by the purchaser of the property. |



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| Toytown and nearby property | Closed landfill 241 acres | <ul style="list-style-type: none"> ▶ Site condition places constraints on public use. ▶ Significant countywide economic and recreational opportunity associated with site redevelopment to a recreational use. ▶ Conversion to a recreational use can offset loss of recreational open space associated with Airco Golf Course closure. | <ul style="list-style-type: none"> ▶ Maximize the recreational (and economic) potential of the site. ▶ County to pursue acquiring nearby property to enhance recreational opportunities. ▶ Convention and Visitors Bureau, along with CEL staff and Utilities staff, to assess needs and determine realistic recreational opportunities and scale of recreational use. |
| Speedway and surrounding property | Previous auto racetrack and stables 112 acres | <ul style="list-style-type: none"> ▶ Acquisition of property is complete; ownership is under FDOT. | <ul style="list-style-type: none"> ▶ County staff to develop conceptual plan for co-location of uses at this site, including intermodal hub and CR 296 connection. ▶ This site will become a facility of countywide significance. |
| Gateway Preserve | Managed Environmental Land 1600 acres | <ul style="list-style-type: none"> ▶ Recently annexed by the City of St. Petersburg. ▶ Public access by land is problematic; however, some water access might be appropriate. | <ul style="list-style-type: none"> ▶ Continue to manage the Preserve as a property of countywide significance for its environmental value. ▶ Explore public access issue and consider blueway development during development of an overall County Greenways and Blueways Plan. |
| Jumbo Sports site | Commercial Property 6 acres | <ul style="list-style-type: none"> ▶ Good location for redevelopment; County is currently marketing the property for sale. | <ul style="list-style-type: none"> ▶ County should ensure that buyer redevelops the site to a use with quality employment and economic potential. ▶ Consider change in land use to Industrial Limited to better support economic and quality employment goals. |
| PSTA site on 49 th Street | PSTA relocating its operations, which will vacate site 13 acres | <ul style="list-style-type: none"> ▶ Property ownership split between Largo and Pinellas County (approximately eight acres for County use). | <ul style="list-style-type: none"> ▶ Secure County portion of the property for future Criminal Justice Complex expansion. ▶ Consider leasing property for private use until it is needed. |



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| Pinellas Trail expansion | Progress Energy Transmission ROW | <ul style="list-style-type: none"> ► Some Federal funding is allocated for the overpasses, but funding is still required to complete trail construction. ► There are permitting issues associated with alignment along the Solid Waste/landfill property. ► The Pinellas Trail expansion, in conjunction with the Pinellas Trail, is a facility of countywide significance. | <ul style="list-style-type: none"> ► MPO to continue to work on funding options for the Trail. ► County Staff to work with Progress Energy, private developers and MPO on potential trail alignment. |
| Criminal Justice Complex and Jail | Criminal Courts Complex; Florida Quality Development 89 acres | <ul style="list-style-type: none"> ► The Complex is a Florida Quality Development (FQD). ► Additional property may be required for future expansion. ► This is a facility of countywide significance cannot be relocated. | <ul style="list-style-type: none"> ► Continue build-out and operation of Criminal Justice Complex and Jail. ► Determine expansion needs on former PSTA property, and determine interim options to lease the property until it is needed. |
| Solid Waste Operations | Countywide facility for disposal of solid waste 730 acres (approx) | <ul style="list-style-type: none"> ► If continued development of the landfill is not possible at this location, the future cost of solid waste disposal will increase significantly as disposal operations will need to move out the County. ► This facility of countywide significance cannot be relocated. | <ul style="list-style-type: none"> ► Continue to plan for operation and development of resource recovery landfill operations. ► Ensure development on adjacent properties is compatible with solid waste and landfill operations by enforcing County Ordinance regarding buffers, etc. |

cendocs/sk/Gateway/TABLE 5 - Pinellas County Property - Gateway Table - rev.