



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# COUNTYWIDE PLAN UPDATE

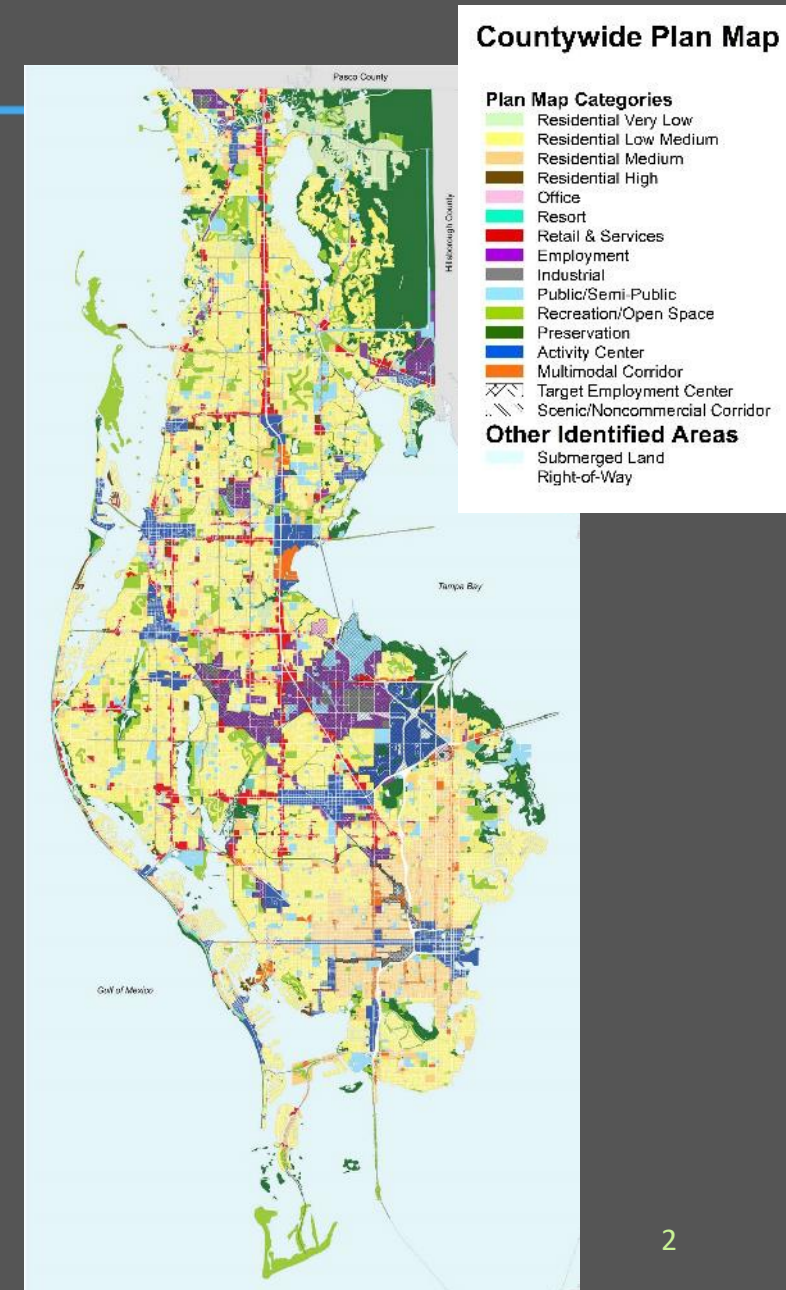
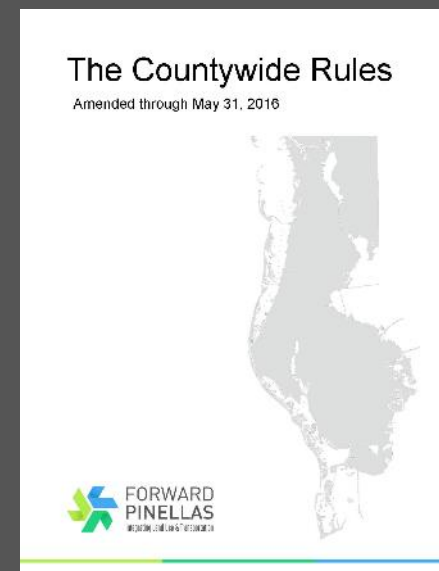
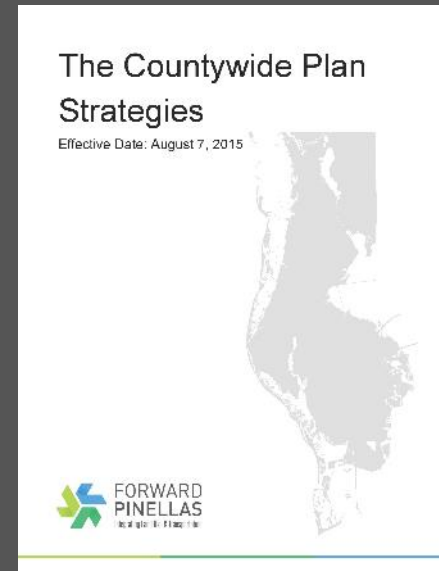
1st Public Hearing of the  
Countywide Planning Authority

October 8, 2019



# The Countywide Plan

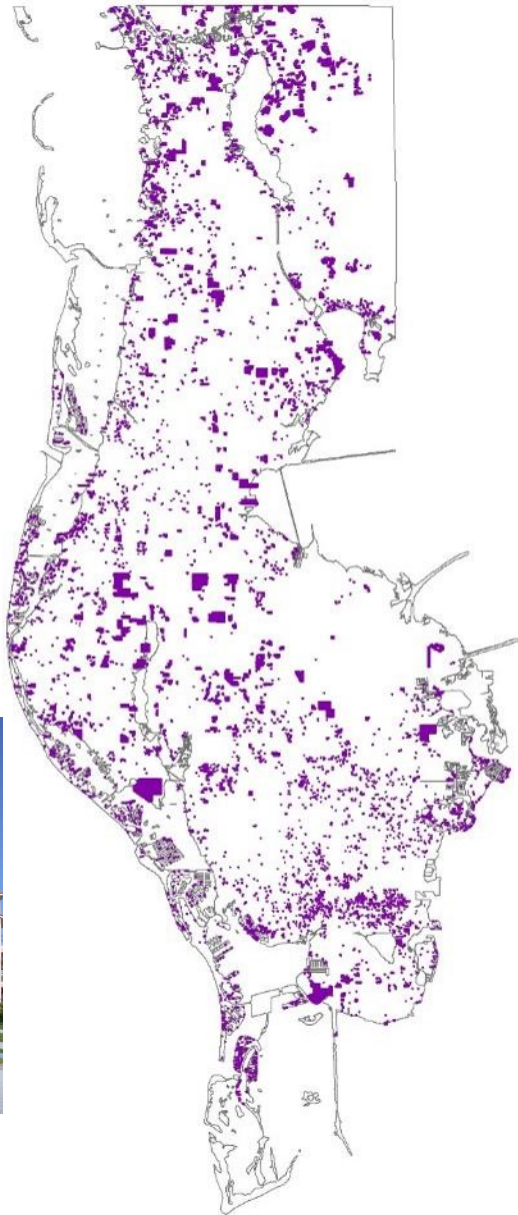
- Coordinates land use planning among the 25 local governments
- Coordinates land use with transportation and other countywide priorities
- Updated to respond to changing conditions or meet local needs



## New construction during 2000s housing boom



**Villas at Gateway,  
Pinellas Park,  
13 units per acre**



**Tides Village, North  
Redington Beach,  
10 units per acre**



**2045**

**+93,000 population**

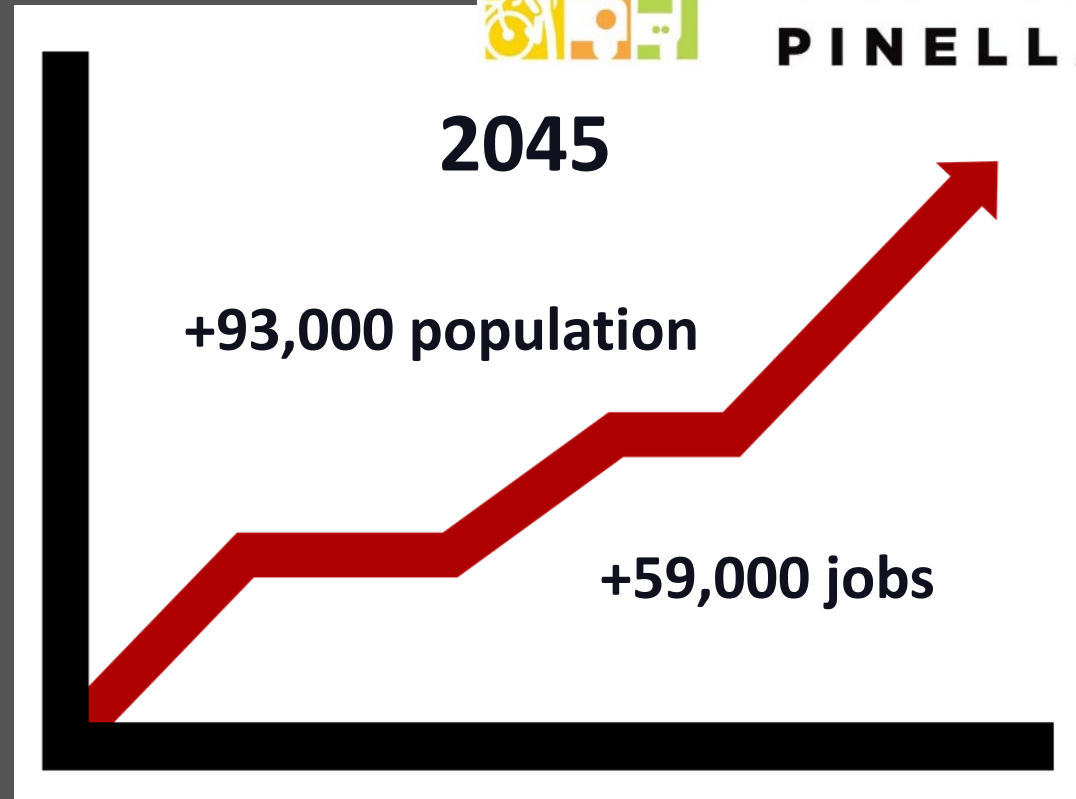
**+59,000 jobs**



**Avanti, St. Petersburg,  
154 units per acre**



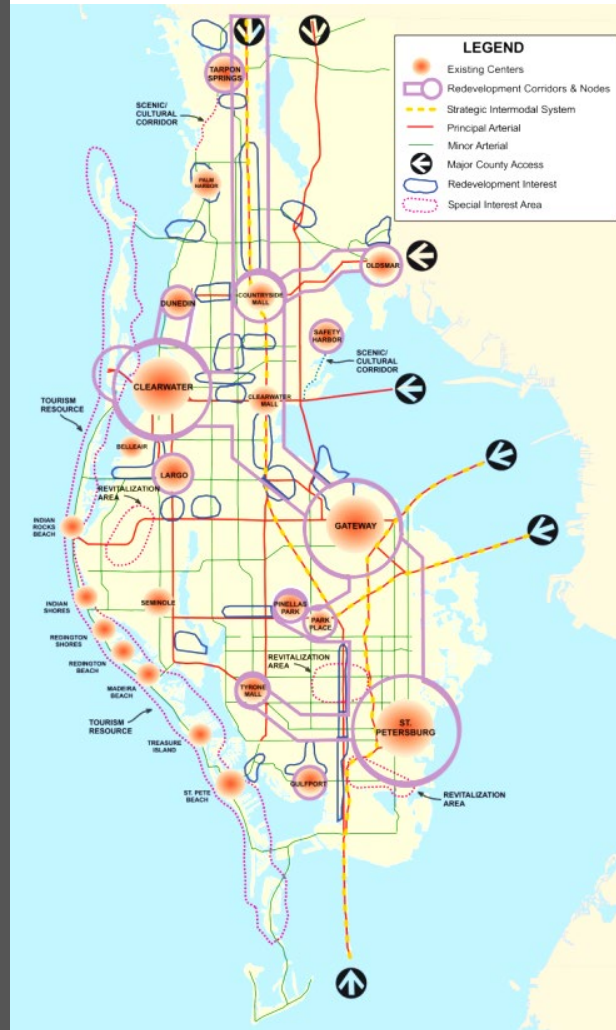
**Waters Edge, Clearwater,  
86 units per acre**



# Pinellas by Design (2005)

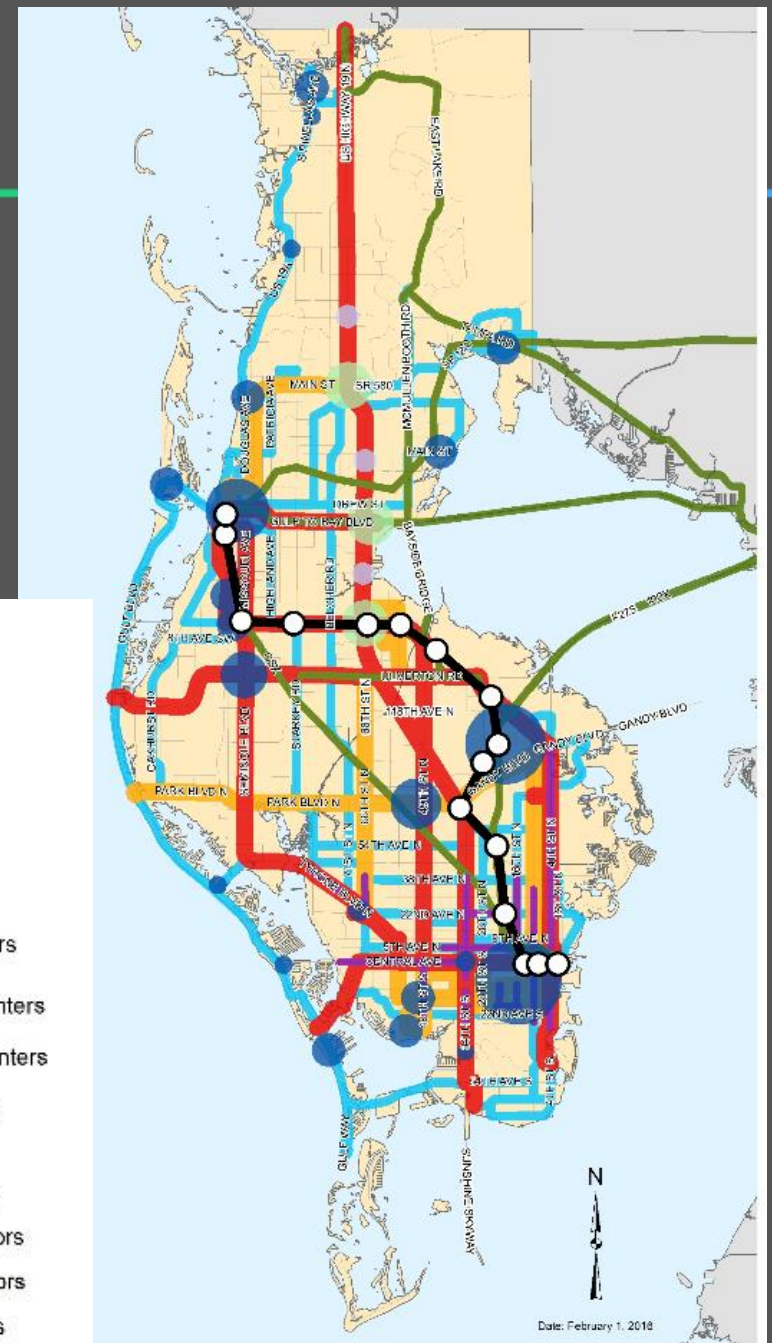
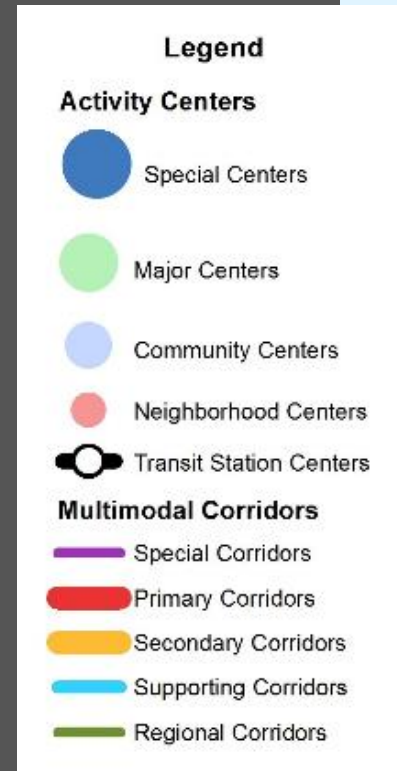


## Centers, Corridors and Districts Network



# Current Countywide Plan

- Implements Pinellas by Design - Activity Centers & Multimodal Corridors
- Coordinated with Greenlight Pinellas
  - Transit-oriented densities planned for light rail line
  - Cannot be fully implemented since referendum failed
- Existing Activity Centers are grandfathered but nonconforming

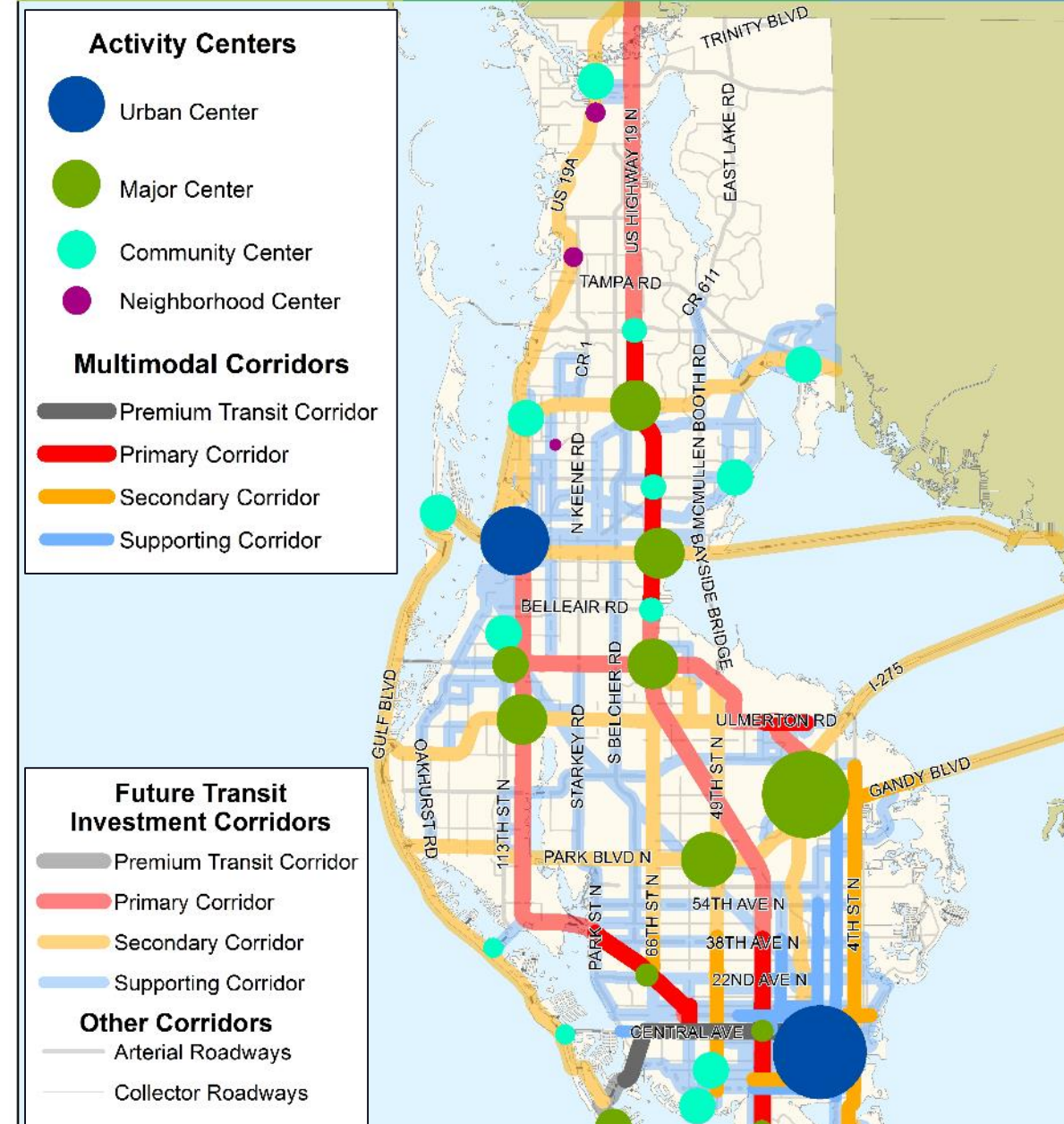


# Proposed Changes

- Coordinate with Advantage Pinellas Corridor Investment Strategy (replaces Greenlight Pinellas)
- Activity Centers and Multimodal Corridors:
  - Allow existing centers and corridors to densify
  - Allow new transit-oriented development in appropriate locations
- More competitive for transit funding



# The Land Use Strategy Map



# Transit-Oriented Development

- Compact housing and jobs near transit
- Comfortable for pedestrians, bicyclists and transit users
- Density + design



**Central Avenue,  
St. Petersburg**



**Beach Boulevard,  
Gulfport**



**Main Street,  
Safety Harbor**



**Douglas Avenue,  
Dunedin**



# Current Activity Center Subcategories



**West Bay Village, Largo**  
**12 units per acre**

## Neighborhood Center

15 units per acre  
0.75 floor area ratio



**Sur Club (proposed), St. Petersburg, 38 units per acre**

## Community Center

50 units per acre  
1.5 floor area ratio



**Beacon 930, St. Petersburg,**  
**75 units per acre**

## Major Center

75 units per acre  
2.5 floor area ratio

# Proposed Activity Center Subcategories



**SkyView, Clearwater,  
51 units per acre**

## Neighborhood Center

60 units per acre  
2.0 floor area ratio



**Urban Landings, St.  
Petersburg, 84 units per acre**

## Community Center

90 units per acre  
3.0 floor area ratio



**Station Square, Clearwater,  
127 units per acre**

## Major Center

150 units per acre  
5.0 floor area ratio



**ONE St. Petersburg,  
191 units per acre**

## Urban Center

200 units per acre  
8.0 floor area ratio

# Current Multimodal Corridor Subcategories



**158 Ridge, Largo,  
29 units per acre**

## Secondary Corridor

30 units per acre  
1.0 floor area ratio



**Ibis Walk, St. Petersburg,  
38 units per acre**

## Primary Corridor

40 units per acre  
1.5 floor area ratio



# Proposed Multimodal Corridor Subcategories



**The Nolen, Clearwater,  
39 units per acre**

## Supporting Corridor

45 units per acre  
2.5 floor area ratio



**Parkshore Plaza, St.  
Petersburg, 49 units per acre**

## Secondary Corridor

50 units per acre  
3.0 floor area ratio



**Burlington Place, St.  
Petersburg, 52 units per acre**

## Primary Corridor

55 units per acre  
3.5 floor area ratio



**The Exchange (proposed), St.  
Petersburg, 56 units per acre**

## Premium Transit Corridor

60 units per acre  
4.0 floor area ratio

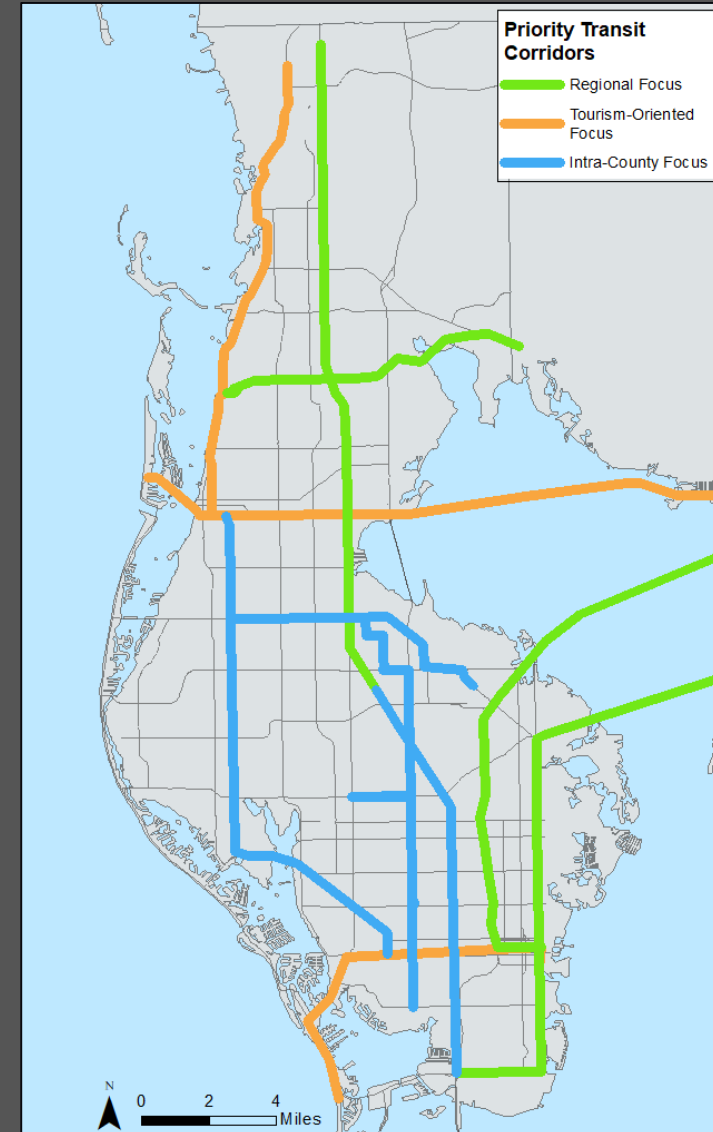
# Other Proposed Amendments

- Streamline minor local amendments within Activity Centers and Multimodal Corridors
- Create a new Planned Redevelopment District category
- Allow local density bonuses for Missing Middle housing and mixed-use development
- Housekeeping amendments



# Proposed Strategy – Priority Corridor Funding

- Adopt Activity Center or Multimodal Corridor category
- Additional planning requirements:
  - Complete Streets
  - Mixed use
  - Parking reduction
  - Affordable housing
- Priority for state/federal transportation funding on the MPO Multimodal Priority List





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# Questions/Discussion

