



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

COUNTYWIDE PLAN UPDATE

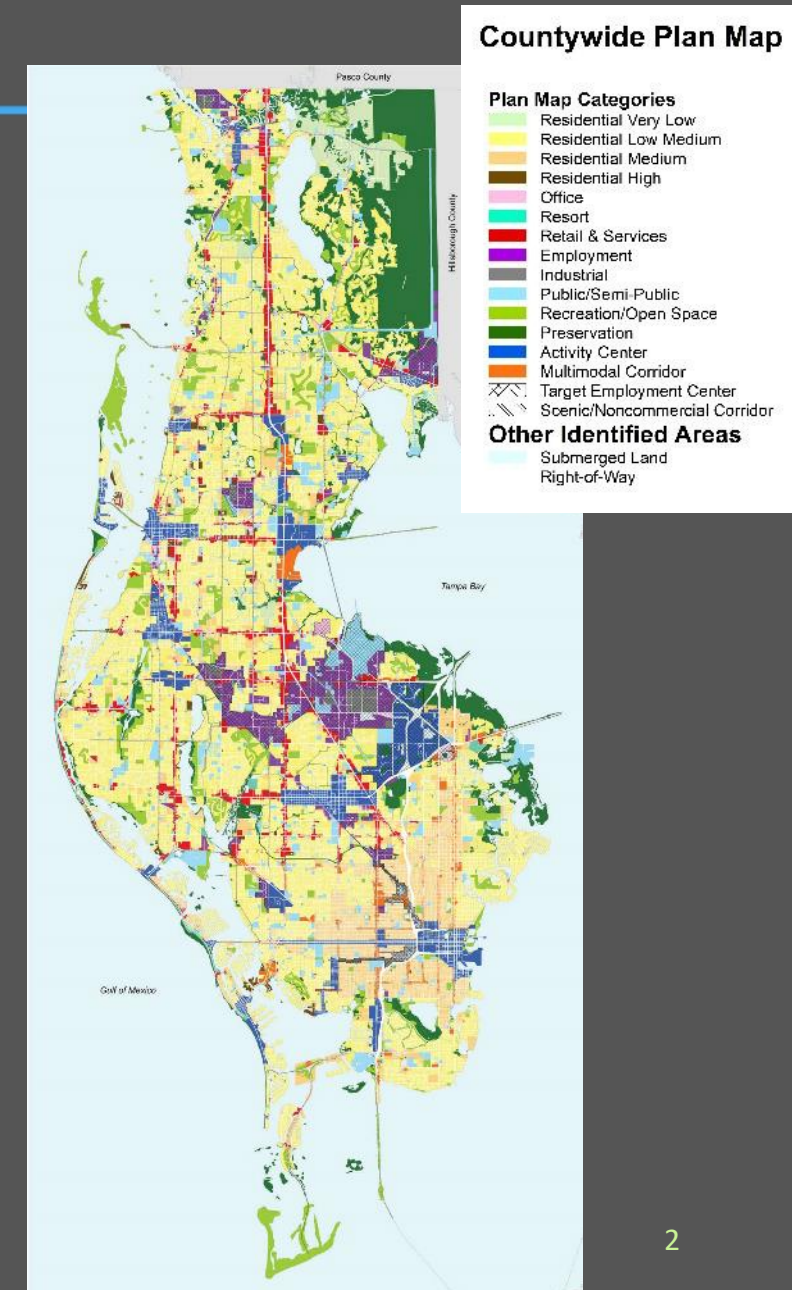
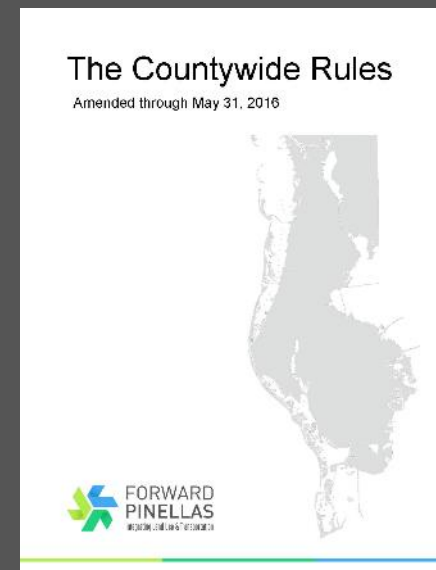
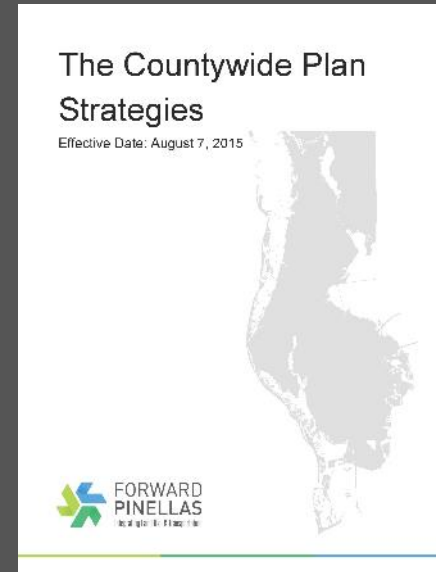
2nd Public Hearing of the
Countywide Planning Authority
October 22, 2019



The Countywide Plan

Proposed amendments:

- Update coordination with transit planning
- Allow transit-oriented densities in Activity Centers and Multimodal Corridors
- Create new Planned Redevelopment District category
- Allow new local density bonuses
- Link transportation funding to local land use planning

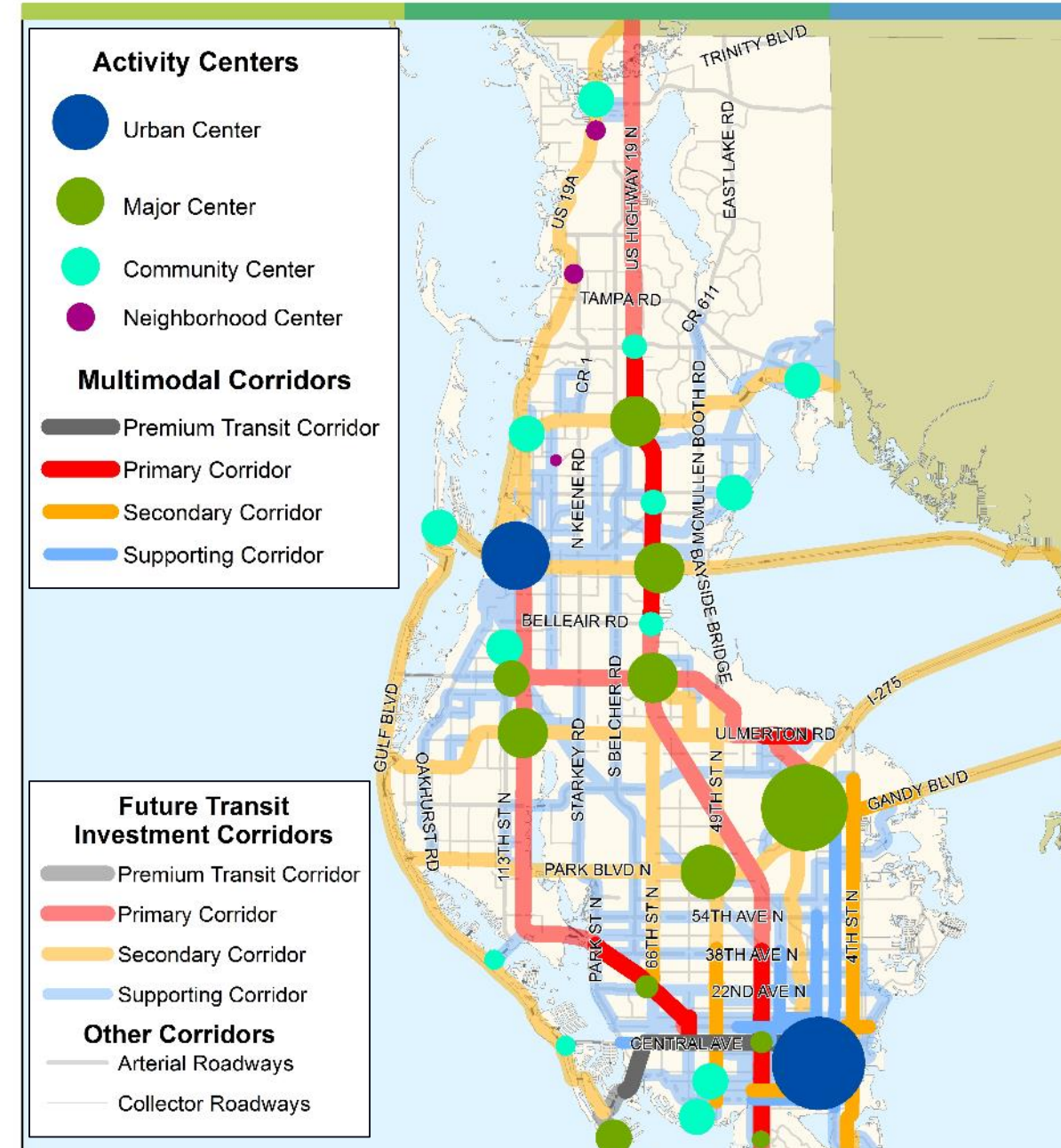


Proposed Changes

- Coordinated with Advantage 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



**Beach Boulevard,
Gulfport**



**Main Street,
Safety Harbor**



**Central Avenue,
St. Petersburg**



**Douglas Avenue,
Dunedin**

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

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

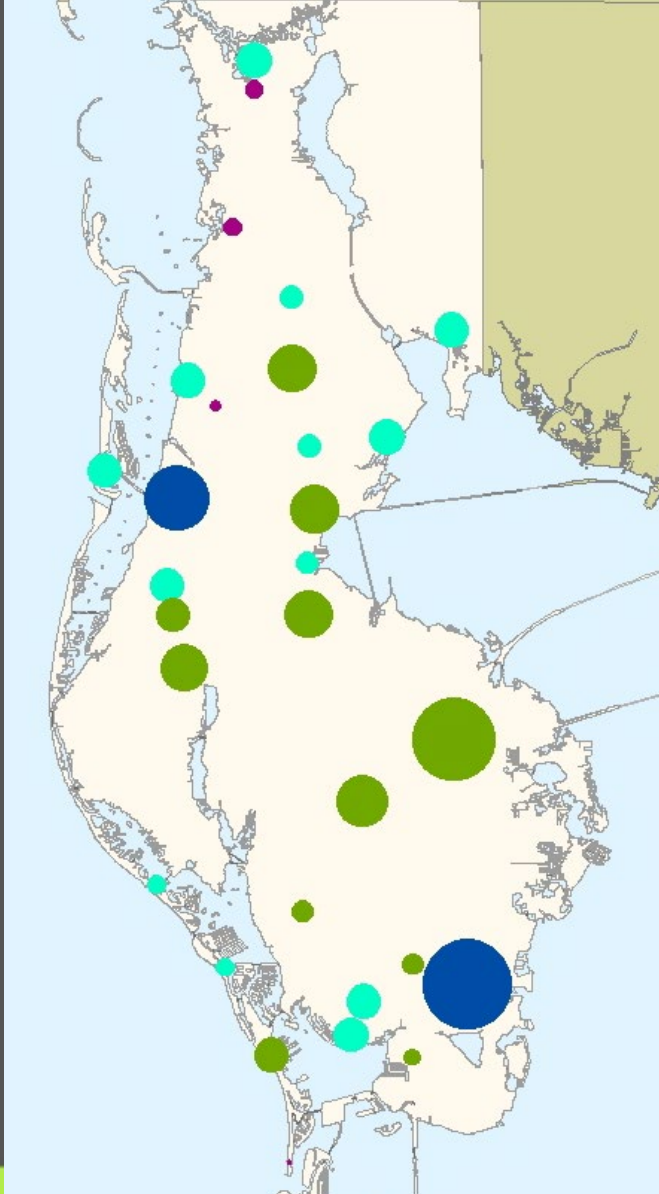


**The Exchange (proposed), St.
Petersburg, 56 units per acre**

Premium Transit Corridor

60 units per acre
4.0 floor area ratio

What happens to existing Activity Centers?



- Reclassify grandfathered “Special Centers” to new subcategories
- Eliminate nonconforming status
- Current maximum densities remain in force
- Local governments may apply to adopt new density standards – requires Countywide Plan Map amendment



St. Petersburg's Intown – Current

- Subcategory: Special Center
- Adopted standards:
 - 60 units per acre
 - 8.0 floor area ratio
- Status under current plan: Grandfathered, nonconforming



St. Petersburg's Intown – Effect of Proposed Changes

- Subcategory:
Urban Center
- Adopted standards:
 - 60 units per acre
 - 8.0 floor area ratio
- Potential standards (with
Countywide Plan Map
amendment):
 - 200 units per acre
 - 8.0 floor area ratio



Pinellas Park's Community Redevelopment Area (CRA) – Current



- Subcategory: Special Center
- Adopted standards:
 - 24 units per acre
 - 0.60 floor area ratio
- Status under current plan: Conforming



Pinellas Park's CRA – Effect of Proposed Changes

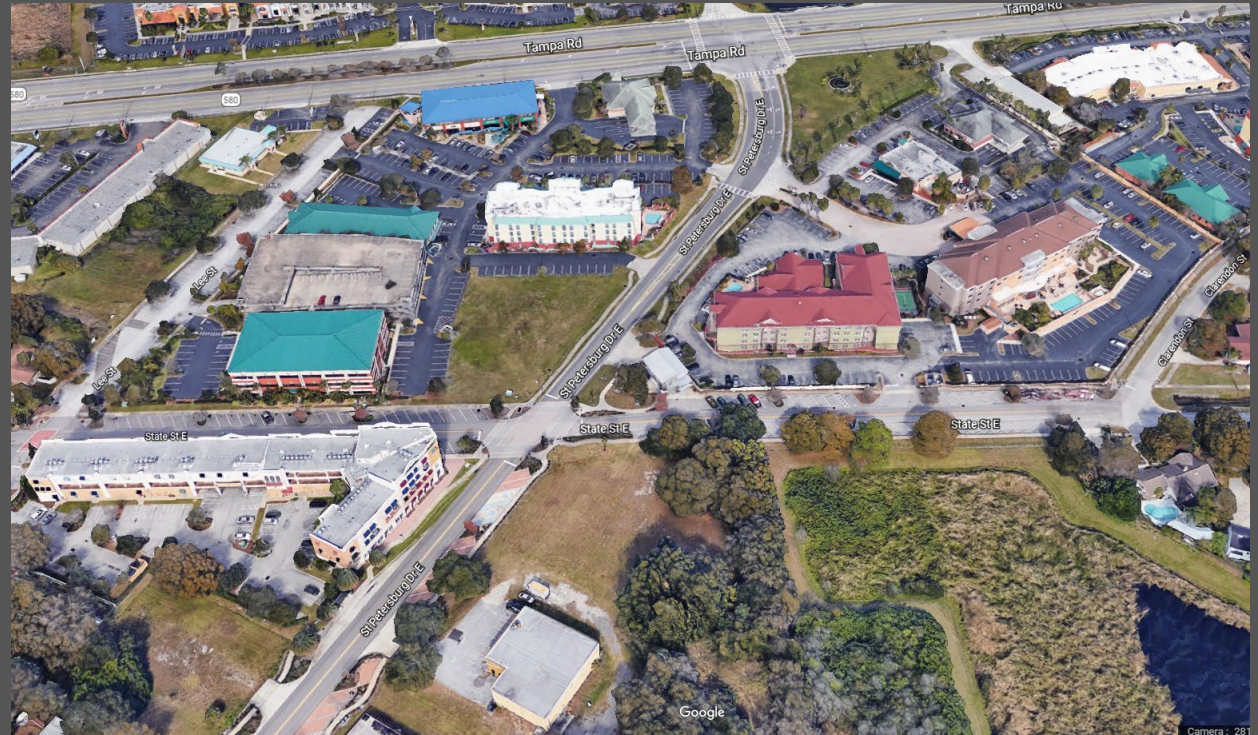


- Subcategory: Major Center
- Adopted standards:
 - 24 units per acre
 - 0.60 floor area ratio
- Potential standards (with Countywide Plan Map amendment):
 - 150 units per acre
 - 5.0 floor area ratio



Oldsmar's Town Center – Current

- Subcategory:
Special Center
- Adopted standards:
 - 30 units per acre
 - 2.0 floor area ratio
- Status under current plan: Grandfathered, nonconforming



Oldsmar's Town Center – Effect of Proposed Changes

- Subcategory:
Community Center
- Adopted standards:
 - 30 units per acre
 - 2.0 floor area ratio
- Potential standards
(with Countywide Plan
Map amendment):
 - 90 units per acre
 - 3.0 floor area ratio



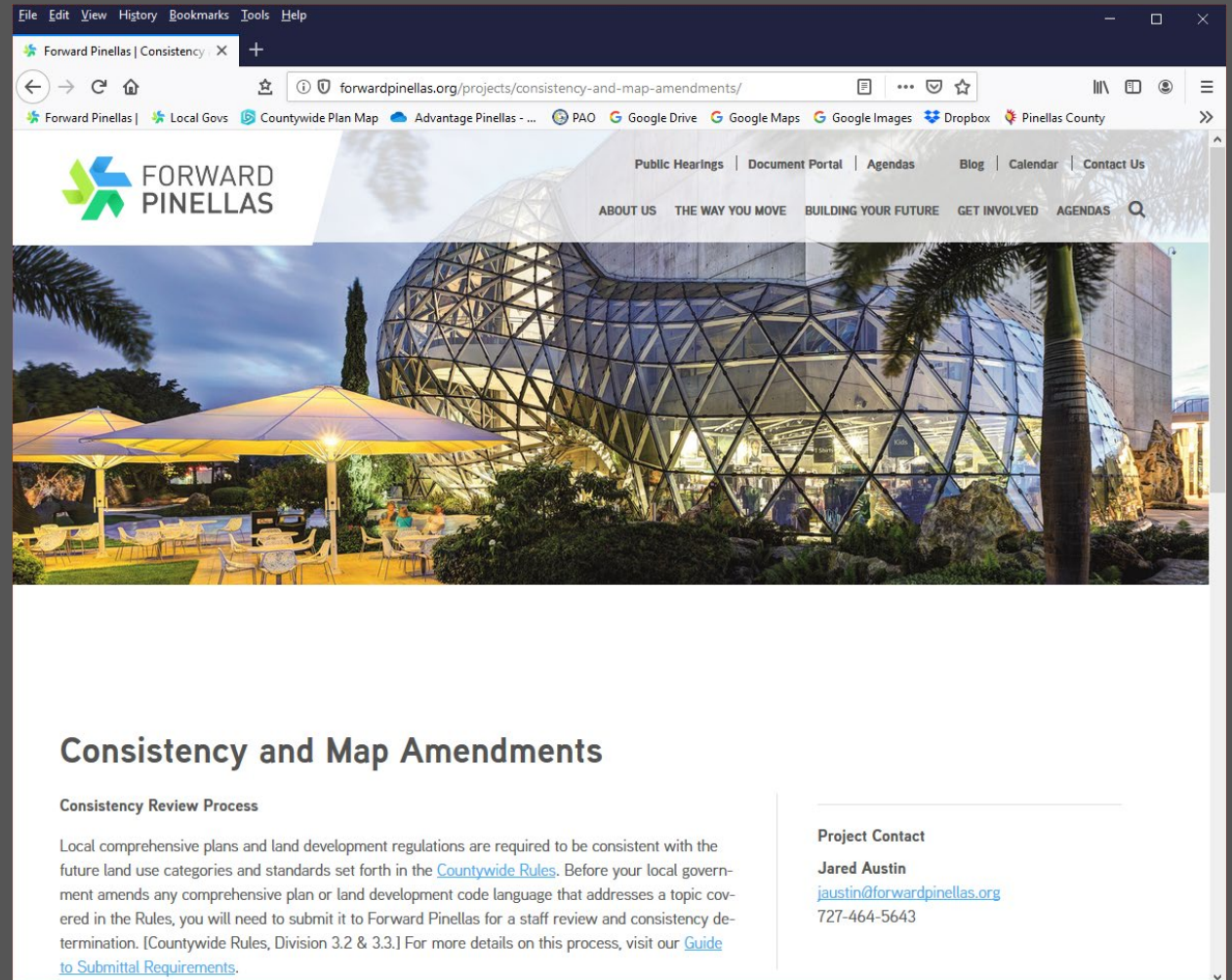
Minor Corrections/Clarifications Following October 8 Hearing

- Land Use Strategy Map:
 - Changed “Future Transit Investment Corridors” to “Future Transit Corridors”
 - Updated to show current planned Central Ave Bus Rapid Transit corridor
- Countywide Rules:
 - Article 2 – Clarified that Multimodal Corridors may extend up to ½ mile from roadway on either side
 - Article 6 – Clarified the procedures for adopting land development regulations to implement an adopted Activity Center or Multimodal Corridor
 - Article 8 – Removed proposed amendment to add “single-room occupancy housing” to Residential Equivalent definition, due to local government partner request for further research



Next Steps

- Outreach to local government partners
- Updated guide to using the Countywide Plan
- Updated online resources





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Questions/Discussion

