



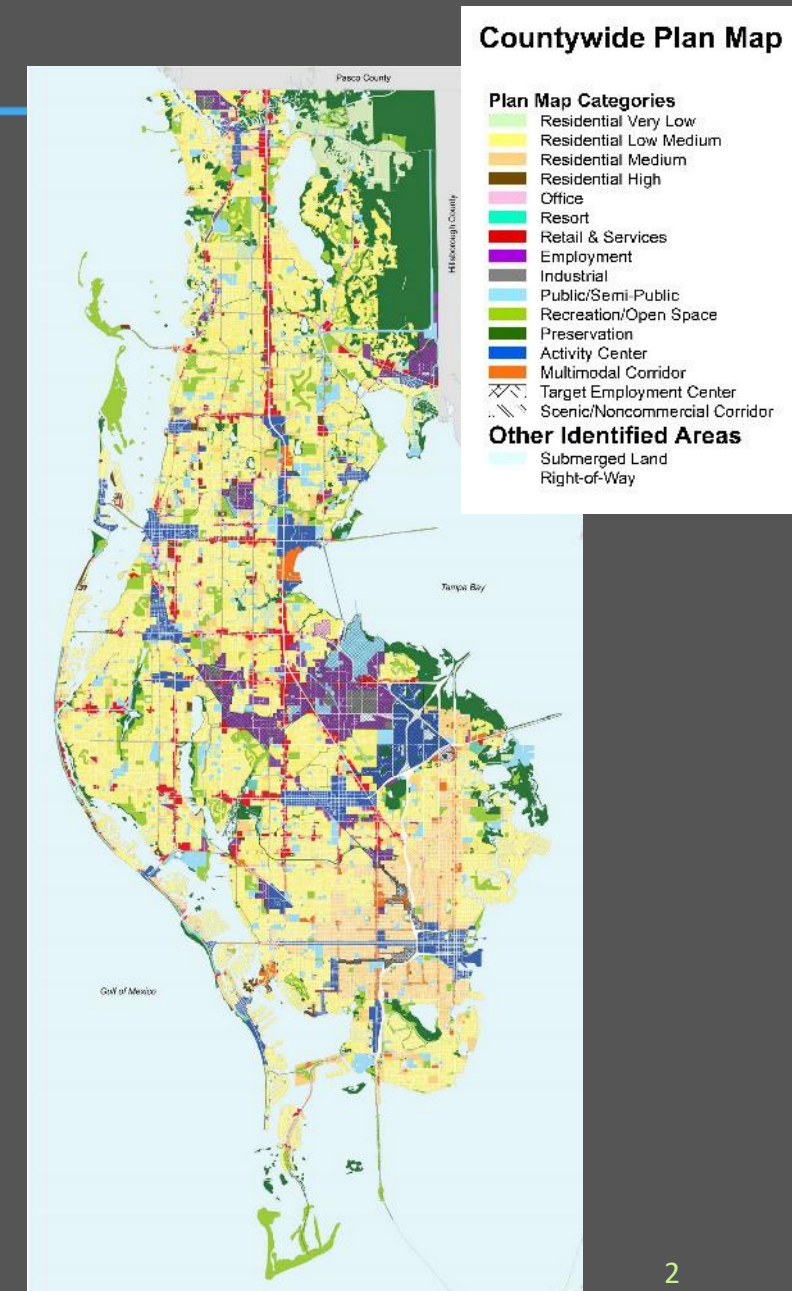
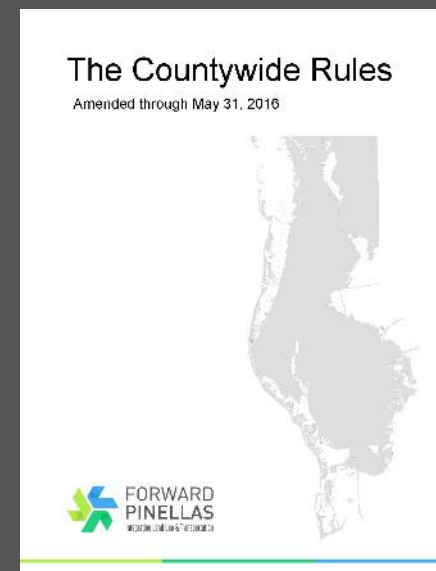
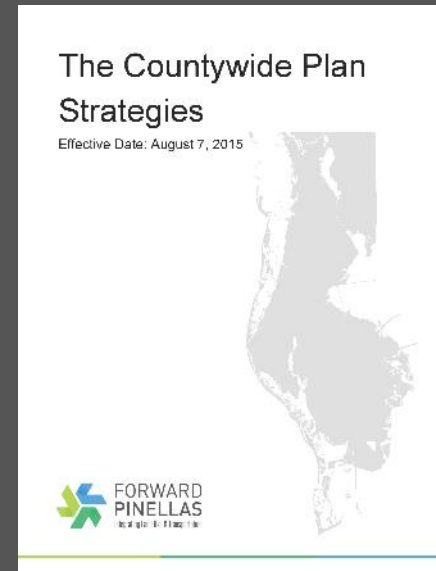
COUNTYWIDE PLAN UPDATE

Request to Authorize Public Hearings of the
Countywide Planning Authority

August 6, 2019

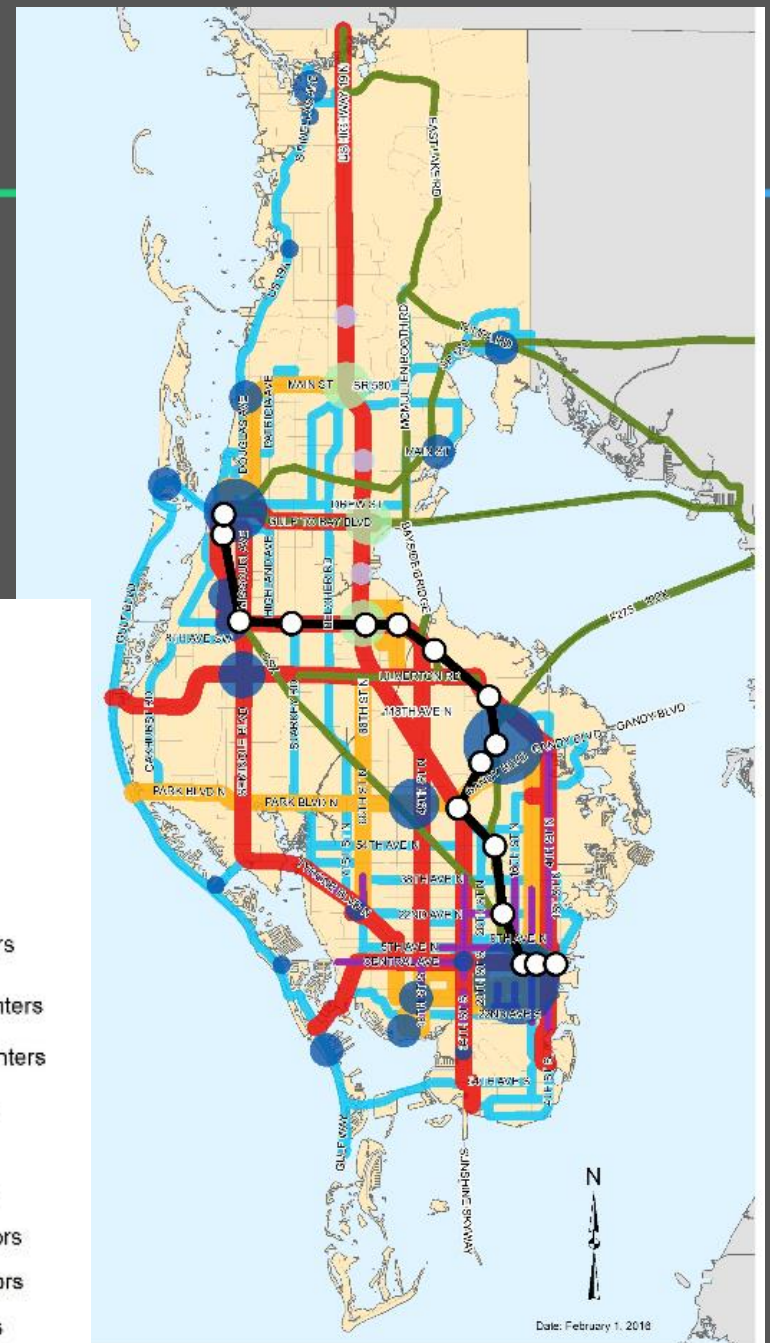
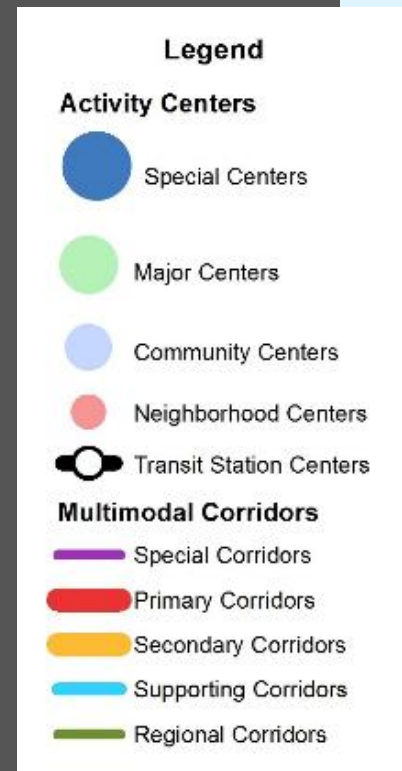
The Countywide Plan

- 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



Current Countywide Plan

- Coordinated with Greenlight Pinellas
- Transit-oriented densities planned for light rail line
- Cannot be implemented since referendum failed



Current Countywide Plan

- Density/intensity of new centers and corridors are limited
- Some existing Activity Centers are essentially nonconforming

Parkshore Plaza,
St. Petersburg,
117 units per acre



Avanti, St. Petersburg,
154 units per acre



Waters Edge,
Clearwater,
86 units per acre



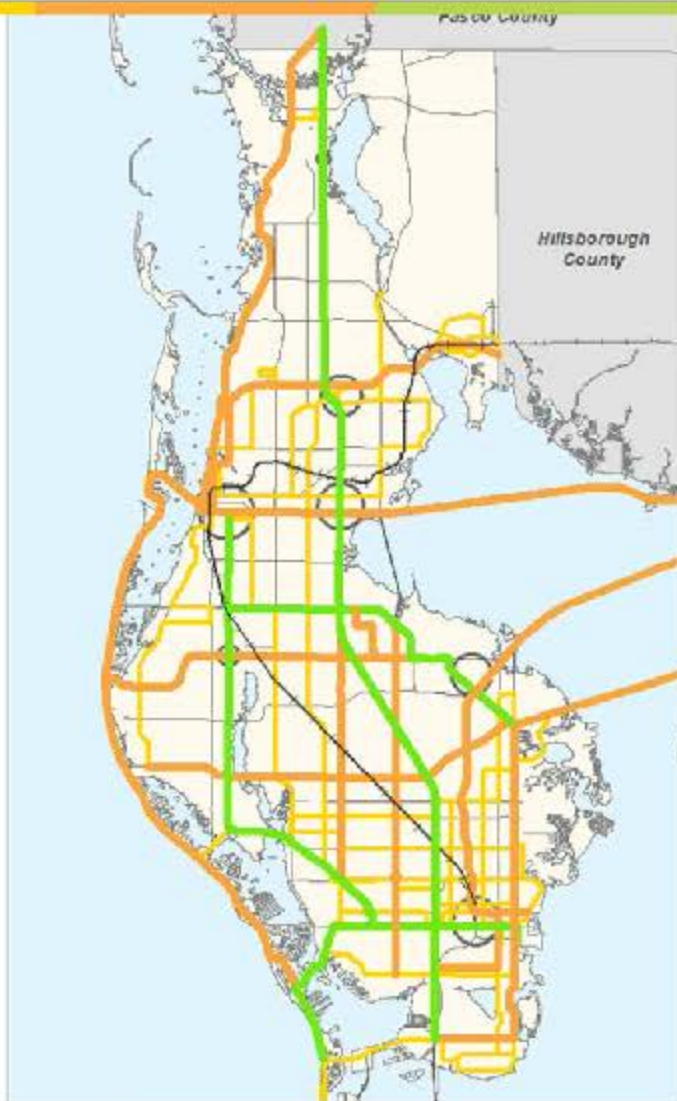
Needs Plan



- Primary corridors
- Secondary corridors
- Supporting corridors
- CSX
- Potential Transit Centers/ Intermodal Centers



0 2 4 Miles



Data Source: Forward Pinellas, 2015. Map Produced: April 22, 2019.
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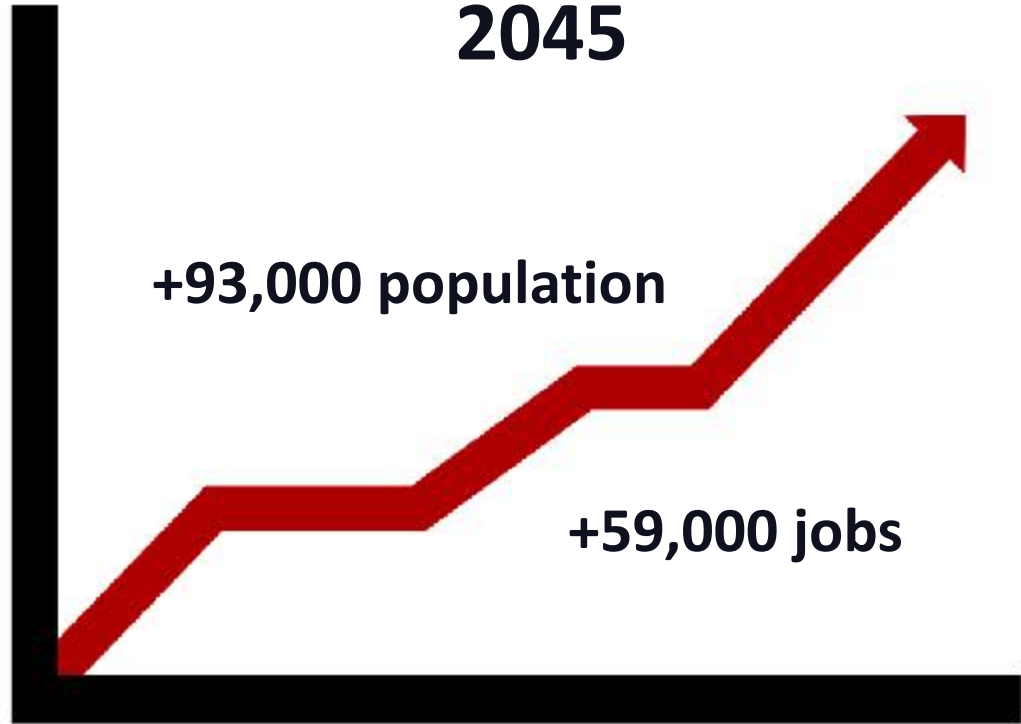


Advantage PINELLAS

2045

+93,000 population

+59,000 jobs

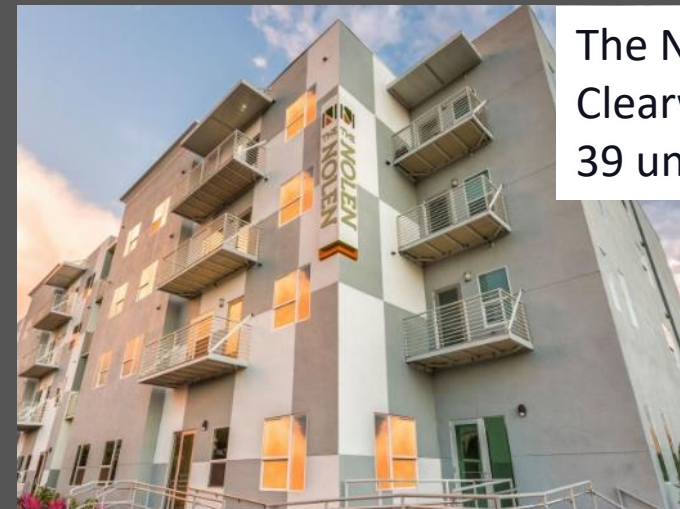


Proposed Changes to Countywide Plan

- Coordinate plan with Advantage Pinellas Needs Plan (replaces Greenlight Pinellas)
- Eliminate nonconforming status of existing Activity Centers
- Allow for new transit-oriented centers and corridors to be planned in appropriate locations
- Make plan easier to navigate



Burlington Place, St. Petersburg,
52 units per acre



The Nolen,
Clearwater
39 units per acre



Authorization for Public Hearings

- Two public hearings of the Countywide Planning Authority are required
- Requesting authorization to advertise public hearings for:
 - October 8, 2019 at 9:30 A.M.
 - October 22, 2019 at 6:00 P.M.





**FORWARD
PINELLAS**
Integrating Land Use & Transportation

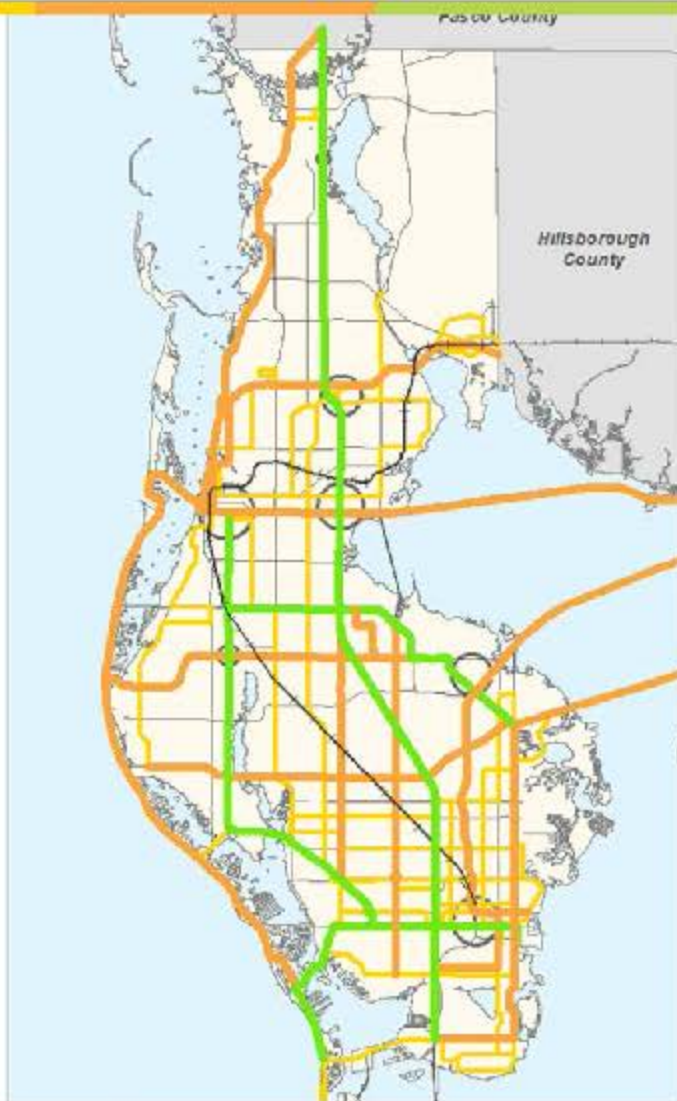
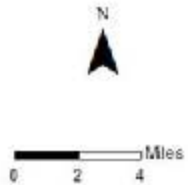
Questions/Discussion



Needs Plan



- Primary corridors
- Secondary corridors
- Supporting corridors
- CSX
- Potential Transit Centers/ Intermodal Centers



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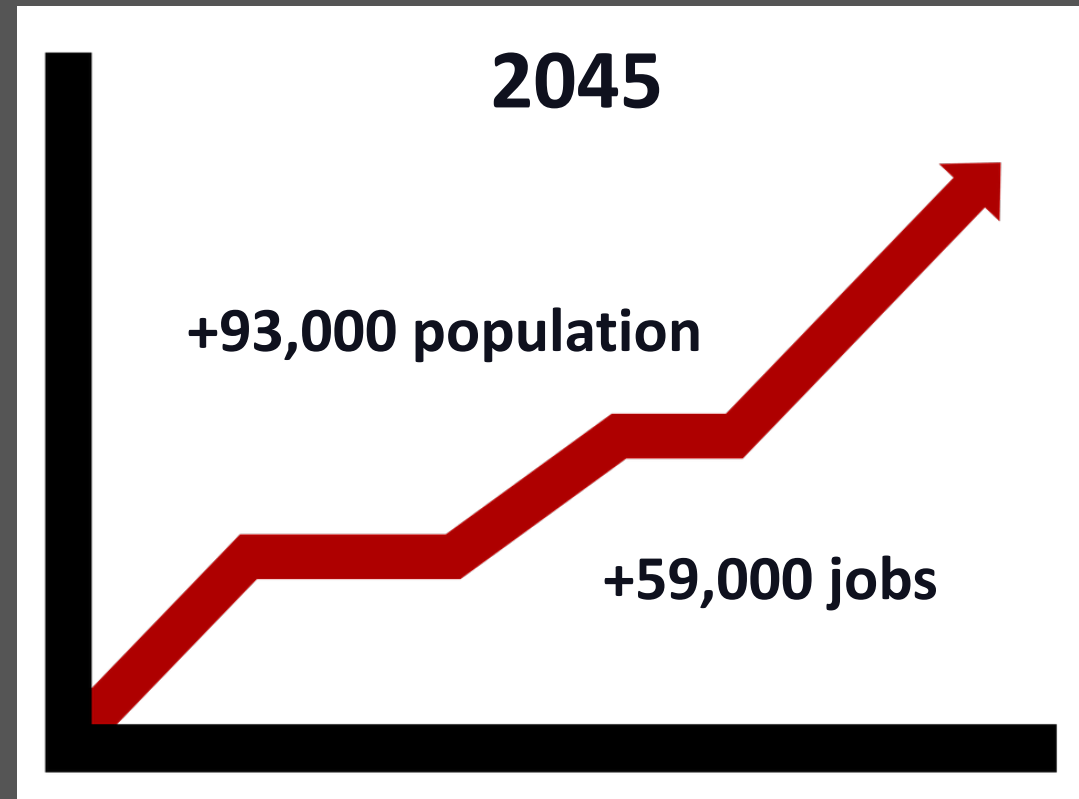
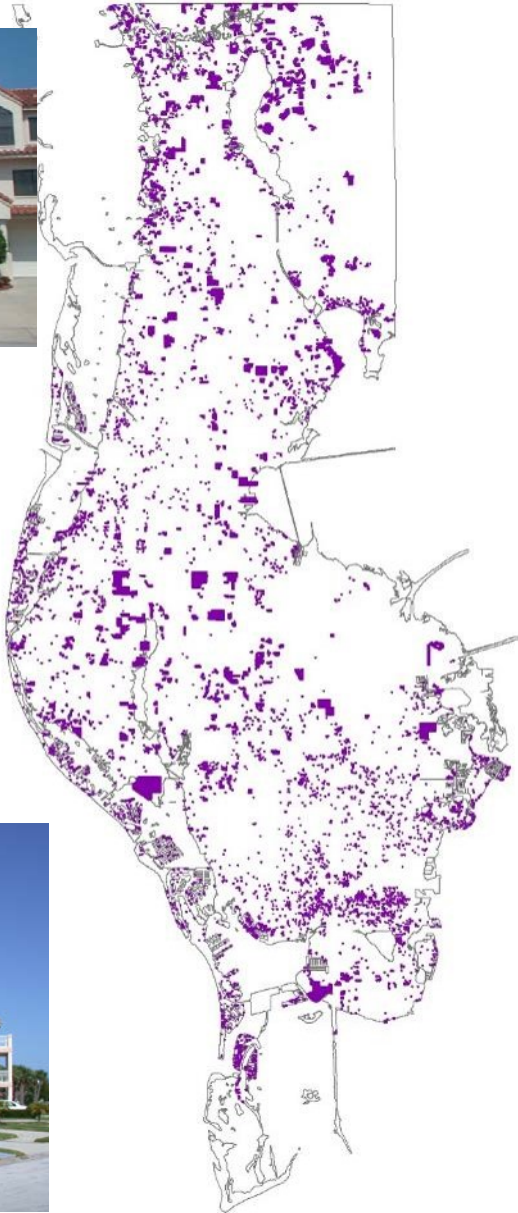


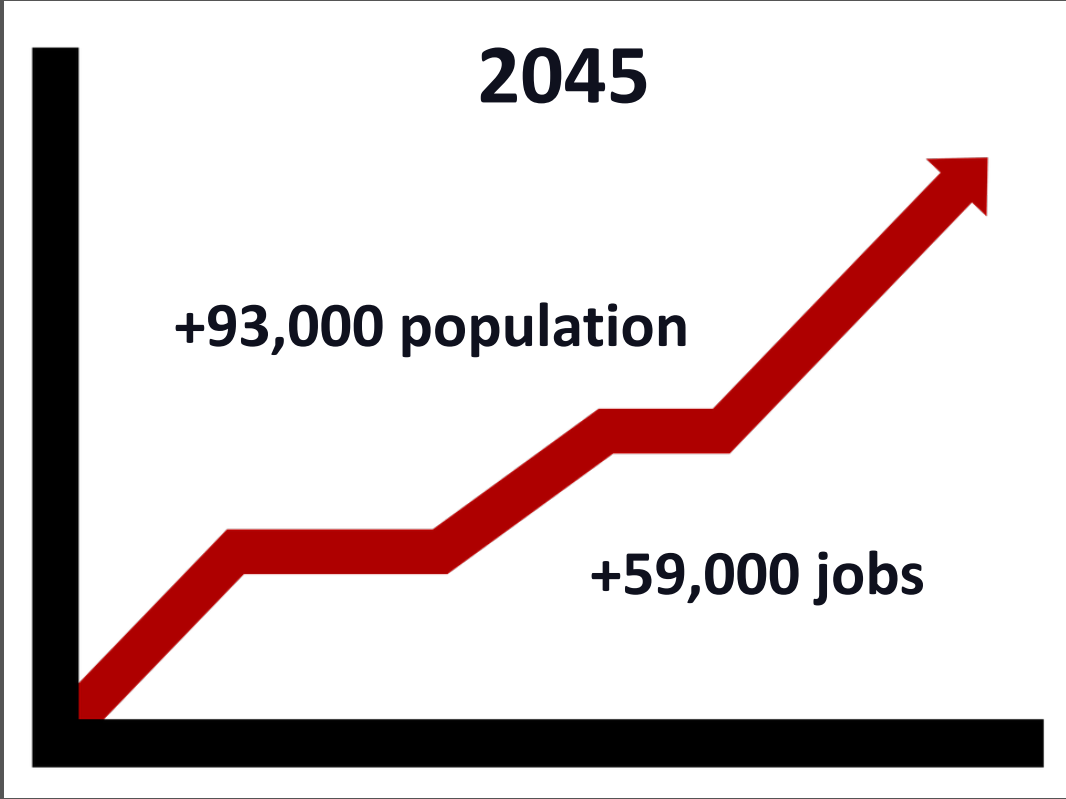
2045

+93,000 population

+59,000 jobs

New construction during 2000s housing boom





Demand for downtown living drives surge in multifamily projects



A group of friends catching up over drinks in Denver in 2015. (i) GreenmanLinden/AP

Young People's Love of Cities Isn't a Passing Fad

CityCommentary

[Main](#)

[Subjects](#)

[Reports](#)

[Commentary](#)

The demand for city living is behind the urban rent premium



City living makes you healthier and happier, according to research



The road to good health is paved with walking, biking, and transit



MAURITZ KOPPEL
**FORGET DIET AND
EXERCISE—FOR BETTER
HEALTH, WE NEED
BETTER CITIES**

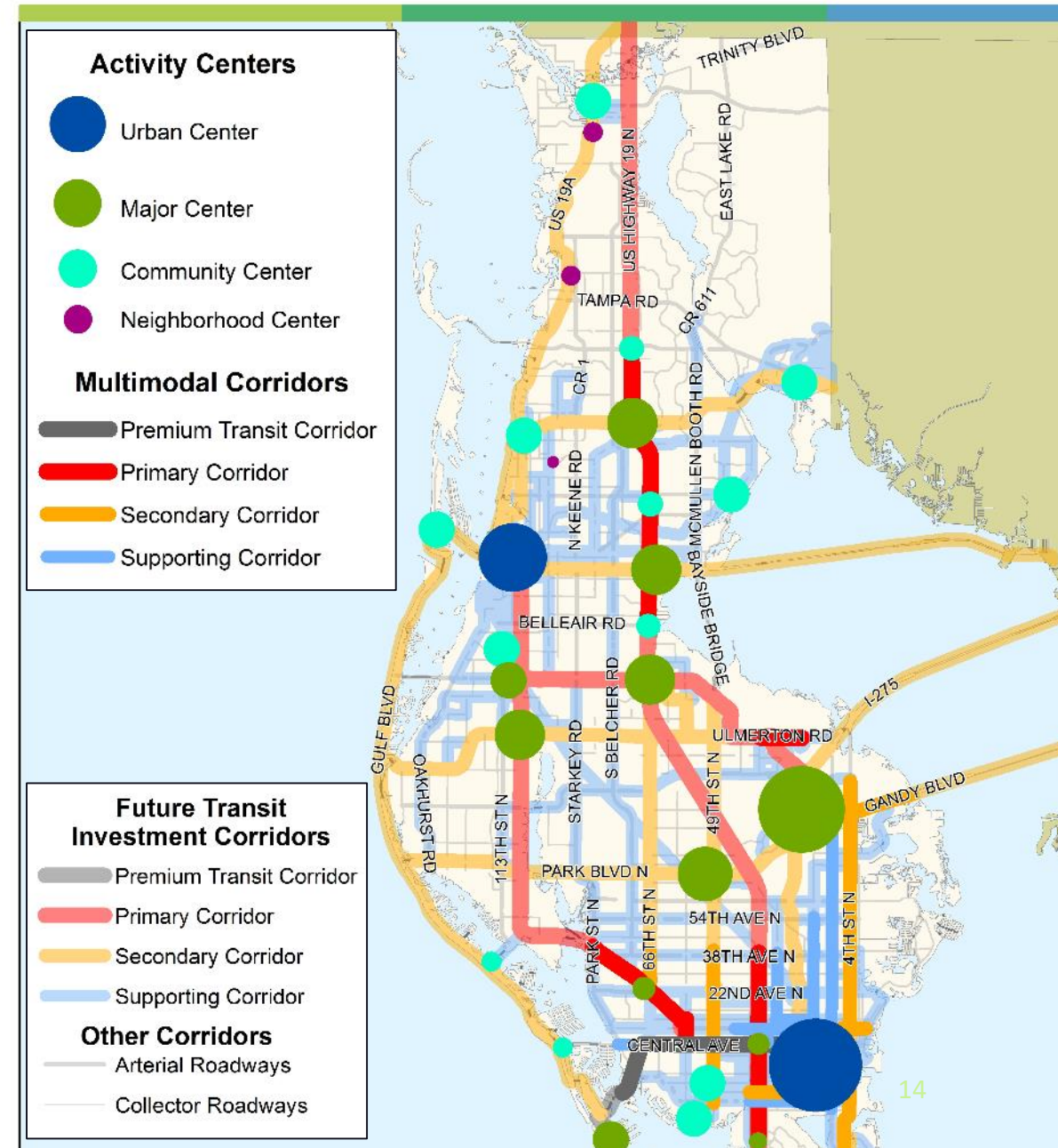


Countywide Plan Update

- Coordinate land use with Transit Needs Plan
- Identify planned transit centers and corridors
- Enable transit-oriented densities
- Require transit-oriented design



The Land Use Strategy Map



Transit-Oriented Development



- Compact housing and jobs within walking distance of transit
- Comfortable for pedestrians, bicyclists and transit users
- Density + design



Proposed Activity Center Subcategories



Neighborhood Center

60 units per acre
2.0 floor area ratio



Community Center

90 units per acre
3.0 floor area ratio



Major Center

150 units per acre
5.0 floor area ratio



Urban Center

200 units per acre
8.0 floor area ratio

Proposed Multimodal Corridor Subcategories



Supporting Corridor

45 units per acre
2.5 floor area ratio



Secondary Corridor

50 units per acre
3.0 floor area ratio



Primary Corridor

55 units per acre
3.5 floor area ratio



Premium Transit Corridor

60 units per acre
4.0 floor area ratio



Other Proposed Amendments

- Streamlining minor local amendments within Activity Centers and Multimodal Corridors
- Creating a new Planned Redevelopment District category



Other Proposed Amendments

- Enabling local density bonuses for Missing Middle housing and mixed-use development
- Other housekeeping amendments





**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Questions/Discussion

