

Pinellas Gateway Mid County Area Master Plan

Frequently Asked Questions

June 21, 2018

1. What is a Master Plan and why is it important?

A Master Plan is a comprehensive, action-oriented plan for an area that addresses land use, mobility, urban design, environment, infrastructure, housing, economy, placemaking, community health, and resiliency. When approved, the Master Plan becomes the community's framework for development and other improvements in the area (e.g., preservation of open space or changes to existing regulations).

2. What are the Goals of the Master Plan?

The Gateway Master Plan will create a vision and a well-coordinated, action-oriented development strategy among state and local partners to guide the area's growth. The goals entail working towards a more socially, environmentally, and economically sustainable future, where transit, walking and bicycling are well integrated with land uses to support residents' quality of life, retain jobs and attract desired investment. The master plan for the Gateway area will focus on building partnerships to guide future development and improve connectivity, both regionally and locally throughout the district.

3. What are the roles of the agencies participating in the master planning process?

The Gateway Master Plan is a collaborative effort led by Forward Pinellas, the countywide land use and transportation planning agency, along with funding partners Pinellas County, the City of St. Petersburg, the City of Largo, the City of Pinellas Park, and the Florida Department of Transportation (DOT). The agencies are participating through the Study Management Team (SMT). The SMT will provide direction and coordination for the project activities through regularly scheduled work sessions.

4. What is the role of the public in the development of the Gateway Master Plan?

The public (residents, employers, employees, property owners, and others with a vested interest) is an integral part of developing the Master Plan. The plan is guided by public engagement activities that include open house sessions, stakeholder interviews, charrettes (hands on work sessions), community briefings, roundtable discussions, and online surveys. All presentations and summary of community events are posted on the Forward Pinellas project webpage. <http://forwardpinellas.org/spotlights/master-plan-gatewaymid-county-area/>

5. How is this Master Plan process funded?

The Master Plan is a priority for the region and is being jointly funded by Forward Pinellas, Pinellas County, St. Petersburg, Pinellas Park, Largo and the Florida DOT.

6. How do the already planned and funded FDOT projects (Gateway Intermodal Center Study, Gateway Express, and US-19 Corridor Studies) fit into the Master Plan Process?

There are multiple planning activities and transportation projects underway in the study area that are each being integrated into the Master Plan. Some are farther along, such as the Gateway Express toll road, which has been designed and is now beginning construction. Others are also in the planning stages, such as the St. Pete-Clearwater International Airport Master Plan, which is exploring changes to better accommodate the airport's future growth. This planning process is also being closely coordinated with the Gateway Intermodal Center Study, led by FDOT, through joint public engagement activities, review of interim findings, and development of draft recommendations.

7. How does the plan take into account previous plans and other agency projects currently under way or under development?

One of the early steps in the planning process is to review and create a concise summary of all existing plans and policies that impact the Gateway study area. The review includes the relevant plans and policies in place from St. Petersburg, Pinellas Park, Largo, Pinellas County, Forward Pinellas, FDOT, and the Tampa Bay Regional Planning Council. The recommendations from these plans are being used to inform public meetings and stakeholder discussions.

In addition, Pinellas County, Largo and Pinellas Park are currently updating their comprehensive plans / land development ordinances. Planning for the Gateway Area is being coordinated and informed with these parallel efforts.

8. What specific elements will be included in the master plan?

The plan will include frameworks for development that ultimately organize the study area and focused sub-areas into a cohesive development strategy including:

- Land Use
- Multi modal transportation access and connections (transit, streets, bike and pedestrian, parking)
- Resiliency
- Utilities and Public Facilities
- Environment
- Capital Projects and Financing

9. What does intermodal mean?

Intermodal refers to multiple modes of transportation working together (e.g., air, cargo, water, highways, rail, bus, bicycle). Florida DOT is studying the location of five regional intermodal centers in the Tampa Bay area, including one in the Gateway area. That study is looking at the Gateway area to identify a hub location where all types of transportation modes and technology can converge for people to conveniently transfer between local and regional modes of travel.

10. How will the Master Plan be approved, and by whom?

A critical part of the Gateway/Mid-County Area Master Plan is the extent to which the plan is endorsed or adopted as a policy and priority by the Study Partners and key stakeholders.

A Memorandum of Agreement will be drafted for signature by a representative of the Study Partners (local governments and Forward Pinellas) following action taken the governing board to endorse or adopt the plan. The Memorandum will commit the organizations to working in partnership to fulfill the goals and guiding principles of the Master Plan rather than any single specific action.

11. What is a regulatory tool?

Local governments in Florida are required to adopt land development regulations that are consistent with and which implement their comprehensive plan. Regulatory tools may include a community's zoning and development ordinances, subdivision regulations, design standards or guidelines, public facility requirements, capital improvement program, community redevelopment areas (CRAs), and other special districts.

12. What is the timeline for development and adoption of the Master Plan?

The Master Plan will be developed over an 18-month timeline. The process kicked off in March 2018 and is anticipated to be complete in September 2019.

13. When completed, how will this plan be implemented?

The Master Plan will include a detailed plan for phasing and implementation of the plan, addressing changes to policy, regulations, and potential partnerships for implementation, such as priority capital projects. Implementation at the local municipal government level may include adopting local policy and regulatory amendments recommended in the Master Plan. The implementation section will clearly define roles and responsibilities for each of the study partners, as well as key stakeholders in the public or private sector, in implementing the plan.

In addition, the final plan will outline a multi-year implementation monitoring process by which Forward Pinellas and Study Partners agree to report on their actions taken to advance the Master Plan, and document how the targets identified as measures of effectiveness are being achieved on a year to year basis.

14. How will projects included in the master plan be funded?

Projects will be funded through a variety of means, including local, regional, state, and federal funds. In addition, the implementation plan will address ways to tap into potential funding sources and opportunities for public-private partnerships that can leverage the use of federal, state or local funds.

15. How will information be shared about this project?

The Gateway/Mid-County Area Master Plan [website](#) is the best place to find all information related to the project, including public meeting notices and documents related to the project. Information will also be shared through the municipalities and partners involved in the planning process.

This FAQs will be periodically updated throughout the planning process.

Please send additional questions to: cfavero@forwardpinellas.org