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
+93,000 population
+59,000 jobs

New construction during 2000s housing boom

Villas at Gateway, Pinellas Park, 13 units per acre

Tides Village, North Redington Beach, 10 units per acre
Avanti, St. Petersburg, 154 units per acre

Waters Edge, Clearwater, 86 units per acre

2045

+93,000 population

+59,000 jobs
Pinellas by Design (2005)

Centers, Corridors and Districts Network

LEGEND
- Existing Centers
- Redevelopment Corridors & Nodes
- Strategic Intermode System
- Principal Arterial
- Minor Arterial
- Major/County Access
- Redevelopment Interest
- Special Interest Area
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
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
Current Activity Center Subcategories

**Neighborhood Center**
- Beacon 930, St. Petersburg, 75 units per acre
- 2.5 floor area ratio

**Major Center**
- West Bay Village, Largo, 12 units per acre
- 0.75 floor area ratio

**Community Center**
- Sur Club (proposed), St. Petersburg, 38 units per acre
- 1.5 floor area ratio

Beacon 930, St. Petersburg, 75 units per acre
Proposed Activity Center Subcategories

**Neighborhood Center**
- SkyView, Clearwater, 51 units per acre
- 60 units per acre
- 2.0 floor area ratio

**Community Center**
- Urban Landings, St. Petersburg, 84 units per acre
- 90 units per acre
- 3.0 floor area ratio

**Major Center**
- Station Square, Clearwater, 127 units per acre
- 150 units per acre
- 5.0 floor area ratio

**Urban Center**
- ONE St. Petersburg, 191 units per acre
- 200 units per acre
- 8.0 floor area ratio
Current Multimodal Corridor Subcategories

Secondary Corridor
- 158 Ridge, Largo, 30 units per acre
- 29 units per acre
- 1.0 floor area ratio

Primary Corridor
- Ibis Walk, St. Petersburg, 40 units per acre
- 38 units per acre
- 1.5 floor area ratio
Proposed Multimodal Corridor Subcategories

Supporting Corridor
- The Nolen, Clearwater, 39 units per acre
- 2.5 floor area ratio

Secondary Corridor
- Burlington Place, St. Petersburg, 52 units per acre

Primary Corridor
- 55 units per acre
- 3.5 floor area ratio

Secondary Corridor
- Parkshore Plaza, St. Petersburg, 49 units per acre
- 3.0 floor area ratio

Premium Transit Corridor
- The Exchange (proposed), St. Petersburg, 56 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
Questions/Discussion