

|
January 10, 2024

COMMERCIAL CORRIDOR AND SUNRUNNER STATION AREAS WORKSHOP

DEVELOPMENT REVIEW COMMISSION

WE ARE ST. PETE

WE ARE ST. PETE



IMMEDIATE PAST ACTIONS

TARGET EMPLOYMENT CENTER OVERLAY

PINELLAS SUNRUNNER CORRIDOR

COMMERCIAL CORRIDORS



NEIGHBORHOODS

- 2019** – Amend workforce housing bonus
 - Reduced ADU minimum lot size (Add 9,600)
 - Reduced minimum unit size for MF
 - Reduced minimum parking for MF
 - Text amend creating NTM-1 zoning category
- 2020** – Coastal High Hazard Area amendments
 - Tenant Notice of Intent to Develop
- 2021** – HB 1339 – Affordable Housing Site Plan
- 2022** – Increased ADU maximum unit size
 - Reduced ADU parking near transit routes
 - Expanded ADU into NT-3 (Add 3,495)
 - Expanded ADU into NS (Add 10,971+)
- 2023** – Map & test amend - NTM-1 (+2,800)



CORRIDORS AND CENTERS

2012 – Central Avenue Activity Center

2018 – Deleted public hearing for workforce housing

2019 – Amend workforce housing bonus
– Reduced minimum unit size for MF
– Reduced minimum parking for MF
– Text amend creating NTM-1 zoning category

2020 – Coastal High Hazard Area amendments
– Tenant Notice of Intent to Develop

2021 – Workforce housing payment-in-lieu increase
– HB 1339 - Affordable Housing Site Plan (17.5)

2022 – SunRunner Rising Study

2023 – Missing Middle Housing Bonus in CRT / CCT
– SBI 102 Live Local Act – amend Affordable Housing Site Plan (17.5)



STATE OF FLORIDA STATUTES

Chapter 163, Part II

AFFORDABLE HOUSING SITE PLAN

CITY CODE CHAPTER 17.5

Residential: Multi-family allowed in commercial, industrial, mixed-use zones

Approvals: No map amendment or public hearing

Two Development Options:

- **Option 1 (2023 SENATE BILL 102 “LIVE LOCAL ACT”)**
 - **Affordability:** 40% affordable at or below 120% AMI; Rental Only
 - **Density:** 82-units per acre
 - **Height:** Highest allowed within 1-mile of the proposed site or 3-stories, whichever is greater
 - SB 328/HB 1230 – Pending – will eliminate Industrial, allow FAR
- **Option 2 (2021 HOUSE BILL 1339)**
 - **Affordability:** 15% at or below 120% AMI; 15% at or below 80% AMI
 - **Density:** unlimited; **Height:** unlimited

EFFECTIVE NOW

STATE OF FLORIDA STATUTES

FLORIDA STATUTE 403.892 (GRAYWATER)

35% density or intensity bonus: For developments that are larger than 25 units with graywater systems installed covering 100% of the units; and

25% density or intensity bonus: For developments that are larger than 25 units with graywater systems installed covering 75% of the units.

Note: Graywater bonus cannot be used for Affordable Housing Site Plan projects; Can be used in addition to Workforce Housing Bonus

EFFECTIVE NOW

WE ARE ST. PETE



IMMEDIATE PAST ACTIONS

TARGET EMPLOYMENT CENTER OVERLAY

PINELLAS SUNRUNNER CORRIDOR

COMMERCIAL CORRIDORS

DEVELOPMENT REVIEW COMMISSION

**RESPONSIBLE FOR DETERMINING CONSISTENCY WITH
CITY'S COMPREHENSIVE PLAN:**

- 1. CREATE SUNRUNNER TARGET EMPLOYMENT CENTER LOCAL OVERLAY**
- 2. LAND USE MIX**
- 3. MAXIMUM DEVELOPMENT POTENTIAL**
- 4. MAXIMUM BUILDING HEIGHTS**
- 5. DESIGN STANDARDS AND STREETScape IMPROVEMENTS**
- 6. TEMPORARY USES**
- 7. PARKING REDUCTIONS**



TARGET EMPLOYMENT AND INDUSTRIAL LANDS STUDY

Target Employment and Industrial Land Study for the Pinellas Community

April 8, 2008

Forward Pinellas Target Employment and Industrial Land Study (TEILS) 2022 Update

Final Report January 11, 2023

Logos for Pinellas County and Pinellas District are visible.



LEGEND

- Study Area
- Urban Stations
- SunRunner Routes

TARGET EMPLOYMENT AND INDUSTRIAL LANDS STUDY




2008 TARGET EMPLOYMENT AND INDUSTRIAL LANDS STUDY

- **Forward Pinellas: Countywide Rules**
- **St. Petersburg Comprehensive Plan**

The Countywide Rules and St. Petersburg Comprehensive Plan included specialized criteria designed to protect and preserve manufacturing and target employment uses through industrial zoning, in accordance with the 2008 study.

**Target Employment
and Industrial
Land Study
for the Pinellas
Community**

April 8, 2008



TARGET EMPLOYMENT AND INDUSTRIAL LANDS STUDY



2022 TEILS UPDATE

- **Forward Pinellas: Countywide Rules**
- **St. Petersburg Comprehensive Plan**

The 2022 Update evaluated emerging industry sectors and the need for more flexibility when considering changes in manufacturing and target employment uses.

Subsequent updates to the Countywide Rules have empowered local municipalities to expansively define target employment uses and begin to introduce other supportive uses **where minimum target employment goals are met.**



COUNTYWIDE RULES

2.3.3.14 Category/Symbol – Target Employment Center (TEC).

Purpose – It is the purpose of this category to depict, utilizing an overlay, those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance. Per the completion of the 2023 Target Employment and Industrial Lands Study (TEILS) Update, the TEC category and its associated sub-categories are intended to reflect the unique location, intended use, appropriate density/intensity, and pertinent planning considerations associated with each TEC overlay boundary that is unique to each jurisdiction.

Use Characteristics

- Permitted Uses – See applicable underlying categories and Table 2-2. For uses permitted by Table 2-2 that are not otherwise permitted by the underlying category, **Target Employment uses are required to be developed concurrently with or before all other non-Target Employment uses.**

Table 2-1 - Target Employment Center (TEC) – Local

These areas that house **smaller scale manufacturers and artisan users with industrial and warehouse space needs.** The TEC Local designation would allow for flex-space and mixed use in conjunction with local sub-area planning efforts (visioning studies, special area plans, etc.). An example of a TEC Local area would be the Warehouse Arts District in Downtown St. Petersburg.

Proposed LDR amendments are intended to comply with these new opportunities while preserving continued goals for target employment uses.



COMPREHENSIVE PLAN AMENDMENT (CPPC)

9. **Target Employment Center (TEC) Overlay** - Overlaying the future land use designations of those areas, not less than 100 acres in size, that are now developed or appropriate to be developed in a concentrated and cohesive pattern to **facilitate employment uses of countywide significance**. Permitted uses and density/intensity standards shall be as per the underlying future land use categories, with a 100 percent intensity bonus for manufacturing, office and research/development uses.
 - a. SunRunner TEC-local at the 22nd Street Station– Located over Industrial Traditional (IT) zoned land located south of 1st Avenue South, east of 24th Street, and north and west of Interstate 275, where alternative permitted uses and density/intensity standards may be established in accordance with the SunRunner Rising Development Study/Special Area Plan through adoption of Land Development Regulations specifying standards related to density, intensity, height, urban form, and public realm. The LDRs will provide provisions to incentivize and retain small-scale manufacturers and artisan uses and address continued need for industrial and warehouse space. **Target Employment uses are required to be developed concurrently with or before all other non-Target Employment Uses**. The established boundary is reflected as a zoning overlay.

NEW LAND USE DEFINITIONS

Artisanal production. The onsite production of hand-fabricated or hand-manufactured parts and custom or craft consumer goods based on the skill and knowledge of the artisan and the use of hand tools or small-scale, light mechanical equipment. The artisanal production category includes apparel manufacturing, cabinetry, furniture making, glass working, jewelry making, metal working, pottery, sculpture, personal care products, wood working, and their substantial equivalents. Showrooms and the ancillary sales of goods produced on-site or customarily found in association with the type of business are permitted.

Arts Education. Establishments that provide general or specialized education, instruction, or training in the arts and creative enterprises to individuals or groups.

Arts-Related Sales and Services. Establishments selling, leasing, or renting finished artwork, supplies used to support artisanal production work, musical instruments, multi-media, publications, or other hand-fabricated goods produced as a result of the skill and knowledge of an artist or artisan to the general public, businesses, or institutions.

Artist Retreat. Establishments providing transient accommodation units in relationship with a museum, gallery, art production facility, art exhibition, or other creative enterprise facility that are available to artists, apprentices, or students of an arts education program more than three times in any consecutive 365-day period, each for a term less than 90 days. Artist retreat uses shall provide designated space for creative work, arts education, or art exhibition, such as a studio or art gallery. Artist retreat transient accommodation units shall only be available to registered participants of the retreat's activities.

Craft Food and Beverage Production. Establishments engaged in on-site, small-scale production of hand-crafted, specialty food and beverage products with limited to no external effects on adjacent properties. Typical examples include bakeries, breweries, chocolatiers, coffee roasters, confectioneries, and distilleries. Tasting rooms and the ancillary sale of products produced on-site or customarily found in association with the type of business are permitted, not to exceed 50% of gross floor area.

Creative Incubators. Establishments providing multiple individuals, organizations, or small firms access to collaborative or shared workplace facilities and business or administrative services, education, mentoring, and networking related to work in the arts and creative enterprises. These establishments typically offer access to low-cost studio spaces, business/administrative services, and specialized equipment to support the creative endeavor.

NEW LAND USE DEFINITIONS

Laboratories and Research and Development. In addition to the definition provided for this use in section 16.10.020.1 – Matrix: Use permissions and parking requirements matrix and zoning matrix, in the SunRunner TEC Local Overlay district this use may also include the following establishments:

(1) **Arts Lab or Research Facility.** An establishment used for the experimentation and exploration of new techniques and technologies involved in the creative enterprises, including but not limited to digital media, interactive installations or exhibits including virtual reality, multimedia projects, music composition or production, sound design, and fashion.

(2) **Test Kitchen.** An establishment where professionals involved in food and beverage industry explore and refine innovative techniques related to the culinary arts. Such use provides multiple cooking stations designed for researching, developing, and testing new recipes, cooking methods, or flavor combinations. Such use may include a tasting room, where the general public samples the facility's products, as an ancillary use not to exceed 50% of gross floor area.

Office, Business Incubator. Establishments providing multiple start-ups and other small firms with access to collaborative or shared workplace facilities including office space, event space, and conference rooms; prototyping space, electronics labs, or machine shops with equipment; and business or administrative services, education, and networking.

Office, Co-Working. Establishments providing multiple individuals or small firms access to collaborative or shared workplace facilities including, but not limited to, office suites, for-rent 'hot desks', dedicated workstations, meeting rooms, conference rooms, event space, resource libraries, and business or administrative support services.

Office, Design Services. Establishments that provide design services to individuals, groups, or businesses including architectural design, fashion design, graphic design, interior design, industrial design, landscape architecture, product development, software development, urban design, and their substantial equivalents.

Target Employment Use. Within the SunRunner TEC-Local Overlay district, target employment uses shall mean those uses permitted as principal uses in the Industrial Traditional (IT) zoning district, as established in section 16.10.020.1 Matrix: Use permissions and parking requirements matrix and zoning matrix, as well as those identified [as qualifying Target Employment Center Uses].

NEW LAND USE DEFINITIONS

Laboratories and Research and Development. In addition to the definition provided for this use in section 16.10.020.1 – Matrix: Use permissions and parking requirements matrix and zoning matrix, in the SunRunner TEC Local Overlay district this use may also include the following establishments:

(1) **Arts Lab or Research Facility.** An establishment used for the experimentation and exploration of new techniques and technologies involved in the creative enterprises, including but not limited to digital media, interactive installations or exhibits including virtual reality, multimedia projects, music composition or production, sound design, and fashion.

(2) **Test Kitchen.** An establishment where professionals involved in food and beverage industry explore and refine innovative techniques related to the culinary arts. Such use provides multiple cooking stations designed for researching, developing, and testing new recipes, cooking methods, or flavor combinations. Such use may include a tasting room, where the general public samples the facility’s products, as an ancillary use not to exceed 50% of gross floor area.

Office, Business Incubator. Establishments providing multiple start-ups and other small firms with access to collaborative or shared workplace facilities including office space, event space, and conference rooms; prototyping space, electronics labs, or machine shops with equipment; and business or administrative services, education, and networking.

Office, Co-Working. Establishments providing multiple individuals or small firms access to collaborative or shared workplace facilities including, but not limited to, office suites, for-rent ‘hot desks’, dedicated workstations, meeting rooms, conference rooms, event space, resource libraries, and business or administrative support services.

Office, Design Services. Establishments that provide design services to individuals, groups, or businesses including architectural design, fashion design, graphic design, interior design, industrial design, landscape architecture, product development, software development, urban design, and their substantial equivalents.

Target Employment Use. Within the SunRunner TEC-Local Overlay district, target employment uses shall mean those uses permitted as principal uses in the Industrial Traditional (IT) zoning district, as established in Section 16.10.020.1 *Matrix: Use Permissions And Parking Requirements Matrix And Zoning Matrix*, as well as those identified [as qualified Target Employment Uses].



TARGET EMPLOYMENT USE REQUIREMENT

- **Any proposed development shall include space for a Target Employment Use (TEU).**
- **The TEU requirement shall be measured in building square feet and shall total at least 30-percent of the land area of the subject property or 30-percent of the first-floor area for one buildings whichever is less ***
- Any floor area not used for target employment uses may be used for one or more of the non-target employment uses and TOD Supportive Uses.
- **No Certificate of Occupancy shall be issued for any non-target employment use on a site until the building/space for the required target employment uses are completed.**

* Current development in the area is approximately 0.32 FAR average district wide; 0.46 excluding vacant land. A 30-percent land area will generally preserve what is existing before allowing alternative use types.

QUALIFIED TARGET EMPLOYMENT USES

- Any use permitted as a principal use in IT zoning district
- Artisanal production
- Arts Education
- Arts-Related Sales and Services
- Artist Retreat
- Craft Food and Beverage Production
- Creative Incubator
- Laboratories and RD, Arts Lab or Research Facility
- Laboratories and RD, Test Kitchen
- Museum
- Office, Business Incubator
- Office, Co-Working
- Office, Design Services
- Office, General
- Performing Arts Venue (500 seats or less)



TARGET EMPLOYMENT USE REQUIREMENT

- Any proposed development shall include space for a Target Employment Use (TEU).
- The TEU requirement shall be measured in building square feet and shall total at least 30-percent of the land area of the subject property or 30-percent of the first-floor area for one buildings whichever is less *
- **Any floor area not used for target employment uses may be used for one or more of the non-target employment uses and TOD Supportive Uses.**
- No Certificate of Occupancy shall be issued for any non-target employment use on a site until the building/space for the required target employment uses are completed.

* Current development in the area is approximately 0.32 FAR. A 30-percent land area will generally preserve what is existing before allowing alternative use types.

NON-TEU USES and TOD SUPPORTIVE USES

Any use permitted in IT zoning district
Alternative TOD Supportive Uses, including:

- Accessory Dwelling Unit
- Accessory Artist in Residence
- Dwelling, Live/Work
- Dwelling, Multi-Family
- Bed and Breakfast
- Hotel up to 75 rooms
- Restaurant and Bar
- Retail
- Service Establishment
- Service Personal
- Health Club (5,000 SF or less)
- Commercial Recreation, Outdoor
- Performing Arts Venue, Indoor or Outdoor



MAXIMUM DEVELOPMENT POTENTIAL

HIGHLIGHTS:

- SunRunner Rising Study recommended increases in ranges from:
 - 0.4 to 5.0 FAR
 - 30 to 150 dwelling units per acre

Source: SunRunner Rising Study PDF Page 65 of 925

Existing vs. Proposed Densities and Intensities

	DENSITY (DU/A)	INTENSITY (FAR)
Existing	15-60	0.4-2.5
Proposed	30-150	0.5-5.0

- City Staff is recommending that the maximum development potential be measured in FAR only, **not** density.



MAXIMUM DEVELOPMENT POTENTIAL

HIGHLIGHTS:

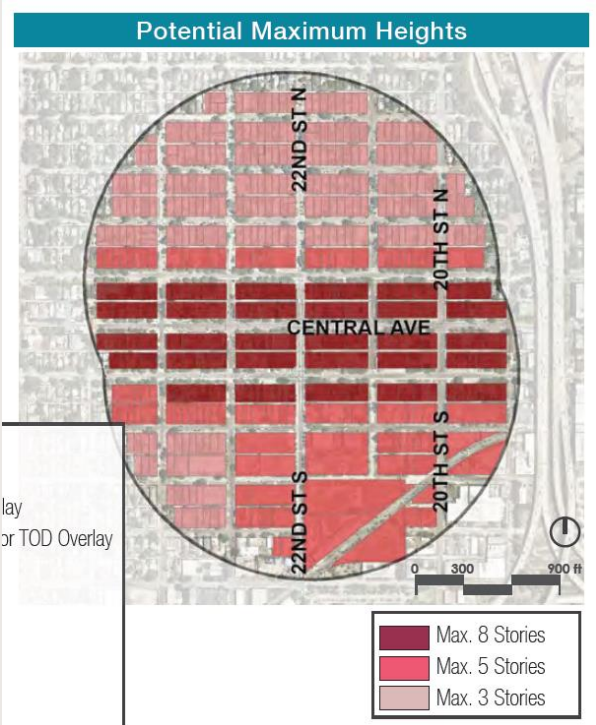
- **Base FAR allowed up to 2.0 FAR.**
- **Maximum FAR allowed up to 5.0 FAR using bonuses:**
 - Additional *Target Employment Uses* above 30-percent: 1.0 FAR for every 5% GFA.
 - Include *Workforce Housing* units or provide payment-in-lieu; 5% units or 1% of construction cost per 1.0 FAR; Required as first FAR for any projects with multi-family units.
 - Industrial and artisanal production space: 16-foot floor-to-ceiling clearance with load bearing floors, service directly by appropriate loading access, ventilation, and other characteristics necessary for future use consistent with industrial and maker spaces.
 - Provision of leasable shared workspace, flex space, or micro-retail spaces (less than 200 SF).
 - Provide affordable commercial space in accordance with City Affordable Commercial space program (Average rent for WADA district, cap on % increase for 10-years).
 - Provide small storefront spaces with tenant improvements for immediate occupancy.
 - Provide pedestrian oriented uses adjacent and connected to Pinellas Trail.



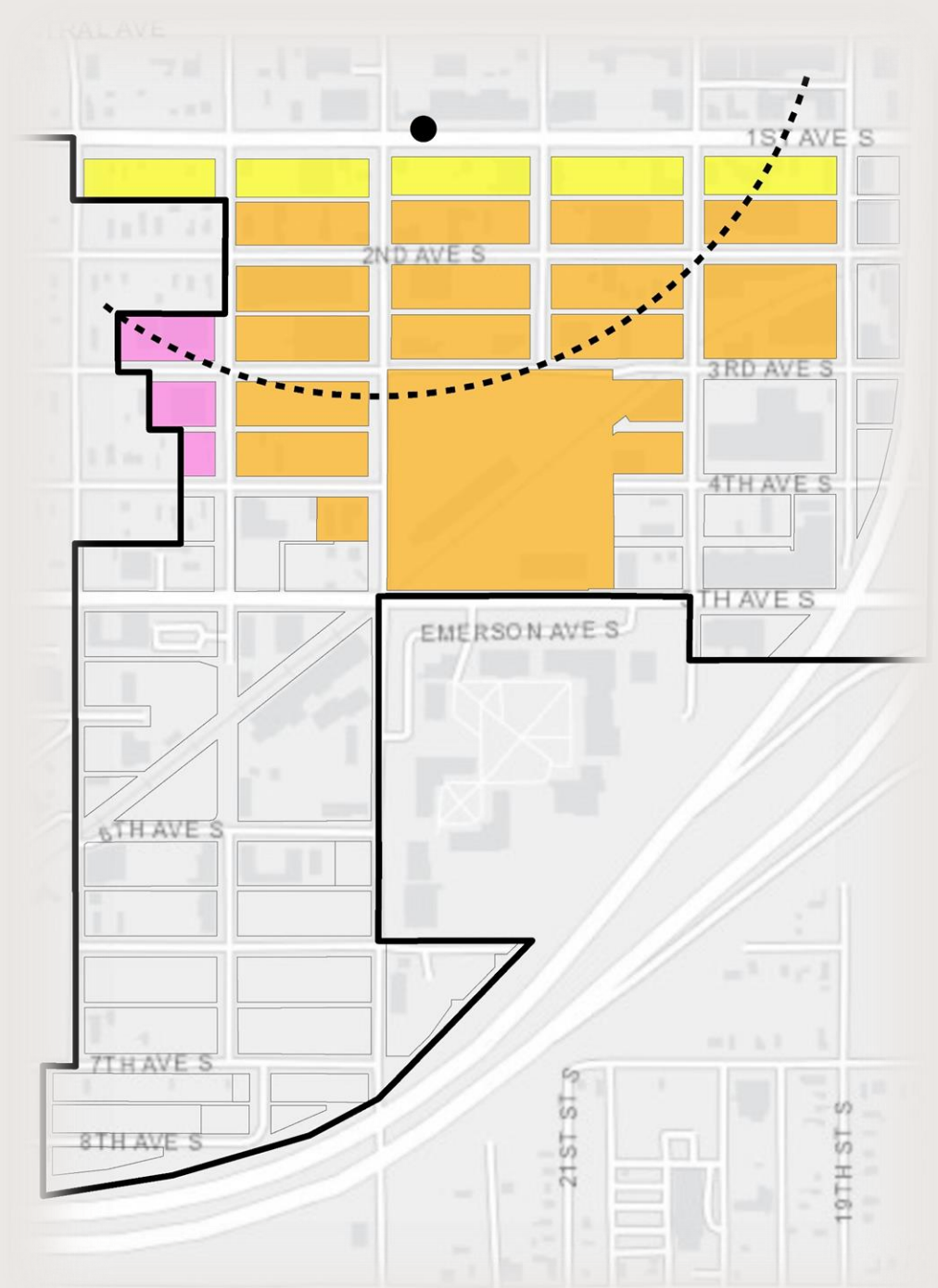
BUILDING HEIGHTS

Recommended in the SunRunner Rising Study

Source: SunRunner Rising Study
PDF Page 65 of 925



- 8-Stories
- 5-Stories
- 3-Stories



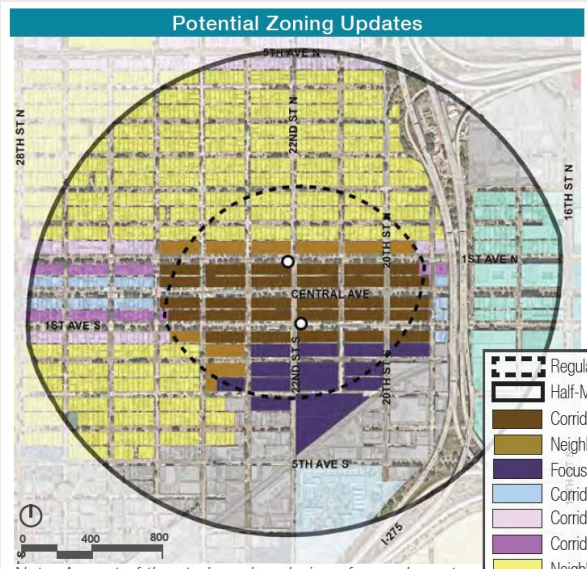


BUILDING HEIGHTS

Recommended expansion of 8-story option

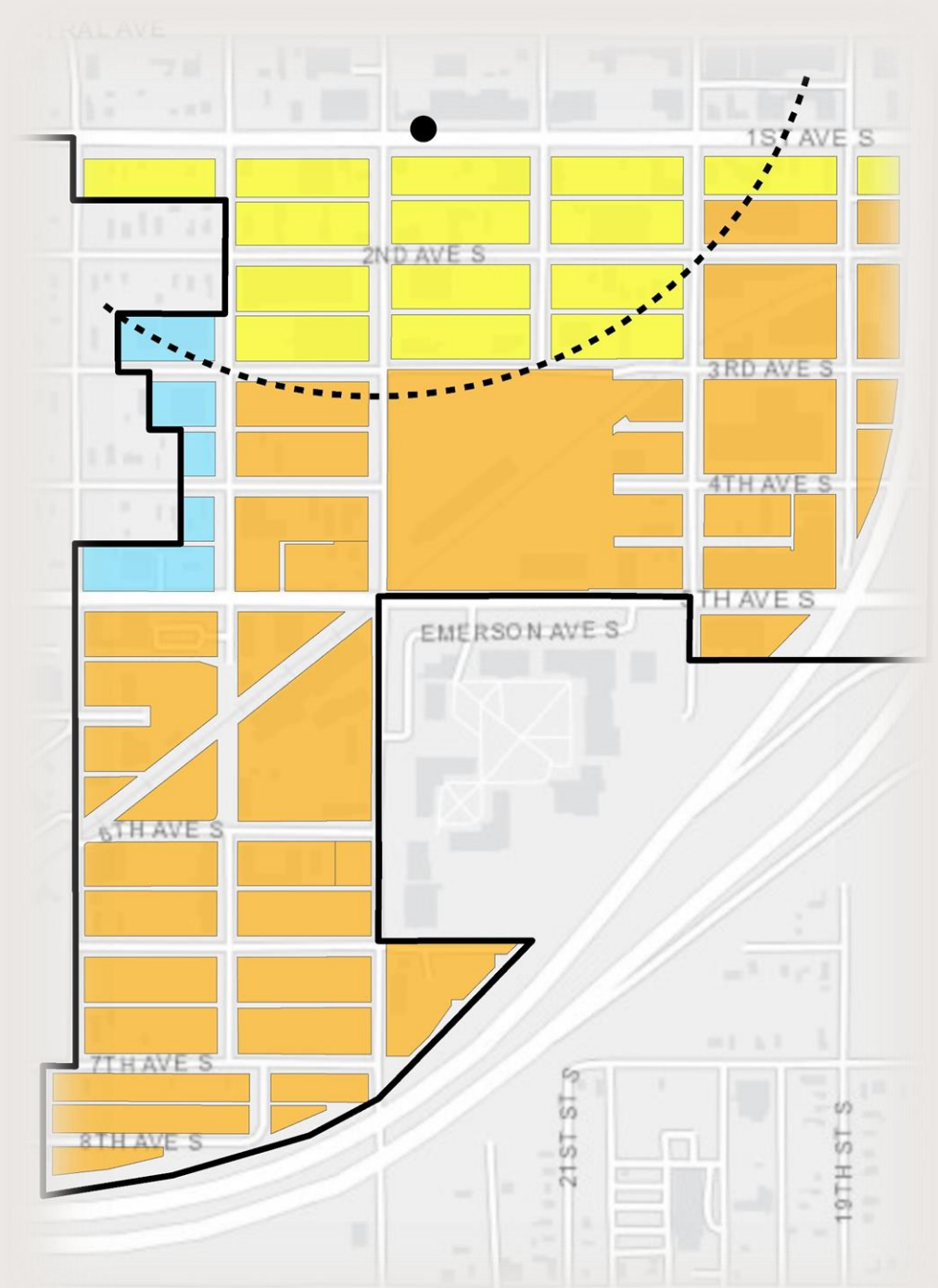
Source: SunRunner Rising Study
PDF Page 65 of 925

Hatched line shows regulatory focus area recommended for potential zoning updates.



- 8-Stories
- 5-Stories
- 3 to 5-Stories*

* 35-foot max height when located within 50-feet of residential zoned property



The Beacon at 340



Gallery 3100



4



Urban Landings



1701 Central



1010 Central



The Madison



ARTE

Central Ave
17 St N

Arte





Mint House



Tru by Hilton



Marina Walk



Vantage

Del Mar Terrace



The Salvadore



12

DESIGN STANDARDS AND STREETScape IMPROVEMENTS

Pedestrian-oriented uses and streetscape design standards shall be applied within the regulatory focus area, along 22nd Street South, and the Pinellas Trail:

- Activated building facades toward designated streetscapes
- Provide accessibility from the Pinellas Trail
- Off-street parking areas, loading areas, and mechanical equipment yards shall not be located between proposed buildings and the Pinellas Trail

Standard building and site design and orientation standards shall apply.

For multi-family sound insulating windows, where existing industrial uses are located within 1,000 feet.

TEMPORARY USES

Property owners have requested additional flexibility for special events and temporary uses. Many of these activities are currently allowed with approval of a Temporary Use Permit but may need additional amendment:

- Live performances
- Pop-up markets
- Temporary art exhibits
- More flexibility regarding mobile food trucks, and
- More flexibility regarding special event site and design standards

Possible Updates:

- **Vending, Roadside Market:** Allow non-food vending in TEC Overlay District only
- **Vending, Mobile Food Truck:** Allow Food Truck Special Event Permit for more than current max of 7-days; allow more than one (1) truck on private property for more than current max of 2-day/week limit
- **Temporary Use Permits:** Allow more permitted uses for short term basis (Special Events)

PARKING

Possible Updates:

- Use Downtown Parking Standards for Sunrunner TEC-Local District.
- Eliminate the parking requirement for the first 5,000 square feet of building area within ¼-mile of the Urban Station at 22nd Street South.
- Eliminate required vehicle parking for TEC-local uses. Provide code minimum bicycle parking.
- Modify existing parking standards to account for proximity to SunRunner BRT Station Areas. Increase current reduction from 10% to 25% when located within ¼-mile of the BRT stations.

Existing Parking Reduction per City Code Section:

“Proximity to **High-Frequency Transit Routes**. Where a property, in whole or part, is located **within ⅛-mile** of a high frequency transit route, defined as a route with a scheduled weekday peak hour headway of 35-minutes or better, the minimum number of parking spaces required may be **reduced by 10 percent**. High frequency transit routes located on the Interstate 275 do not qualify for this adjustment. This 10 percent reduction may be combined with the reductions allowed for Certified Affordable/Workforce Housing and senior age restricted housing.”

WE ARE ST. PETE



IMMEDIATE PAST ACTIONS

TARGET EMPLOYMENT CENTER OVERLAY

PINELLAS SUNRUNNER CORRIDOR

COMMERCIAL CORRIDORS

WE ARE ST. PETE

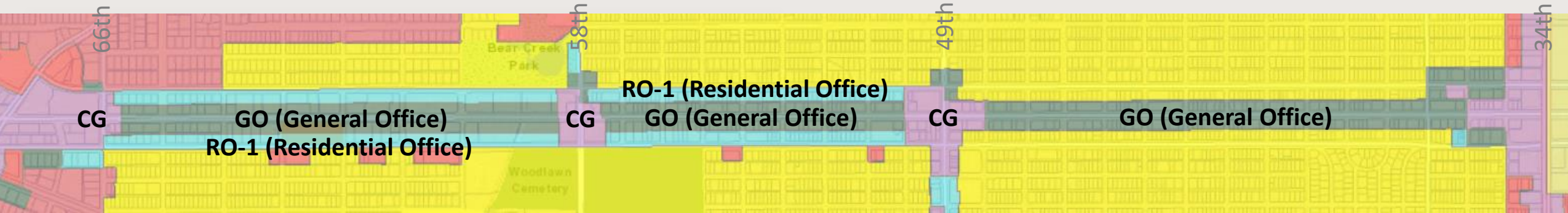
DEVELOPMENT REVIEW COMMISSION

RESPONSIBLE FOR DETERMINING CONSISTENCY WITH
CITY'S COMPREHENSIVE PLAN:

1. MAXIMUM DEVELOPMENT POTENTIAL
2. MAXIMUM BUILDING HEIGHT



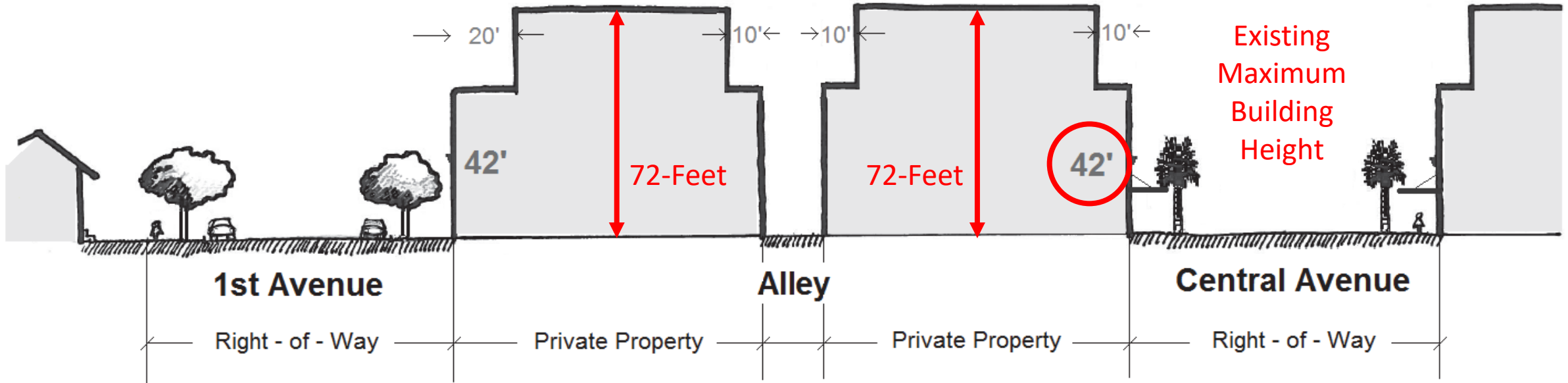
SUNRUNNER CORRIDOR: CONTEXT 2007-2012



	FROM GO	TO CRT-1/AC	TOTAL INCREASE
Market Rate Max	MF Not allowed	60 units per acre	60 units per acre
Workforce Housing Max		8 units per acre	8 units per acre
Combined Housing Max		68 units per acre	68 units per acre
Floor Area Ratio Max	0.35	2.5	2.15 (614 %)
Building Height Max	35-feet	72-feet	37-feet (105 %)

	FROM GO	TO CCS-1/AC	TOTAL INCREASE
Market Rate Max	MF Not allowed	60 units per acre	60 units per acre
Workforce Housing Max		10 units per acre	10 units per acre
Combined Housing Max		70 units per acre	70 units per acre
Floor Area Ratio Max	0.35	2.5	2.15 (614 %)
Building Height Max	35-feet	72-feet	37-feet (105 %)

SUNRUNNER CORRIDOR: BUILDING HEIGHT CORRIDOR



Amendment: Increase Maximum Building Height to 85-feet (from existing 72-feet)

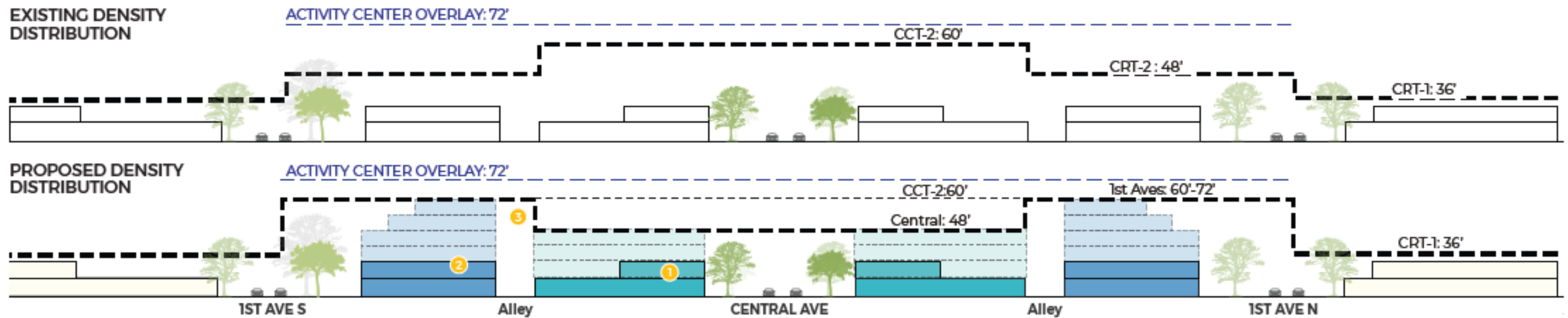
Purpose: Synchronize with Florida Building Code

Explanation: Florida Building Code definition for “low-rise” building and “high-rise” building changes at 75-feet when measured to the base of the top floor. Since floor-to-ceiling heights are typically 10-feet, a maximum building height of 85-feet is recommended.

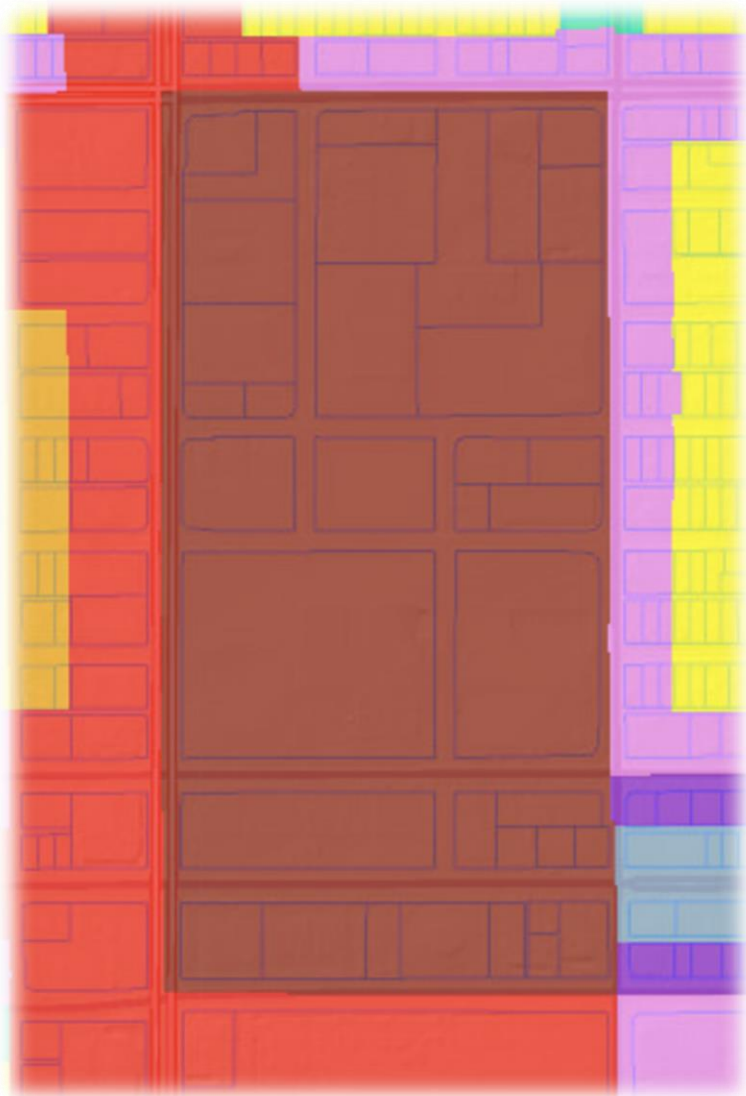
SUNRUNNER CORRIDOR: BUILDING HEIGHT – “GRAND CENTRAL”

Grand Central Master Plan recommended building heights lower than existing.

This is not recommended but could be incentivized with additional development entitlements.



SUNRUNNER CORRIDOR: BUILDING HEIGHT “CENTRAL PLAZA”



Amendment: Increase Maximum Building Height to 120-foot (from existing 72-foot) within the boundary zoned CCS-2 and previously known as the *Central Plaza Activity Center*.

Purpose: Synchronize with the SunRunner Rising Study recommendations and Union Central Master Plan.

SUNRUNNER CORRIDOR: BUILDING HEIGHT “CENTRAL PLAZA”

Union Central Master Plan Recommendations



TRANSIT SCALE COMPONENTS:



MIX OF USES



HIGH DENSITY DEVELOPMENT



PEDESTRIAN & BICYCLE FACILITIES



EMPLOYMENT CENTERS



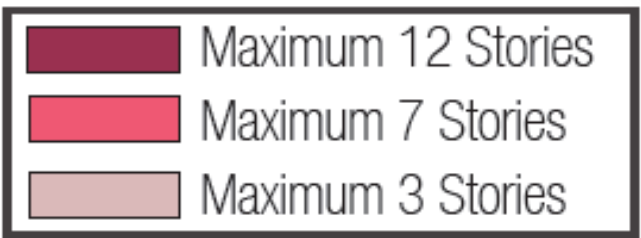
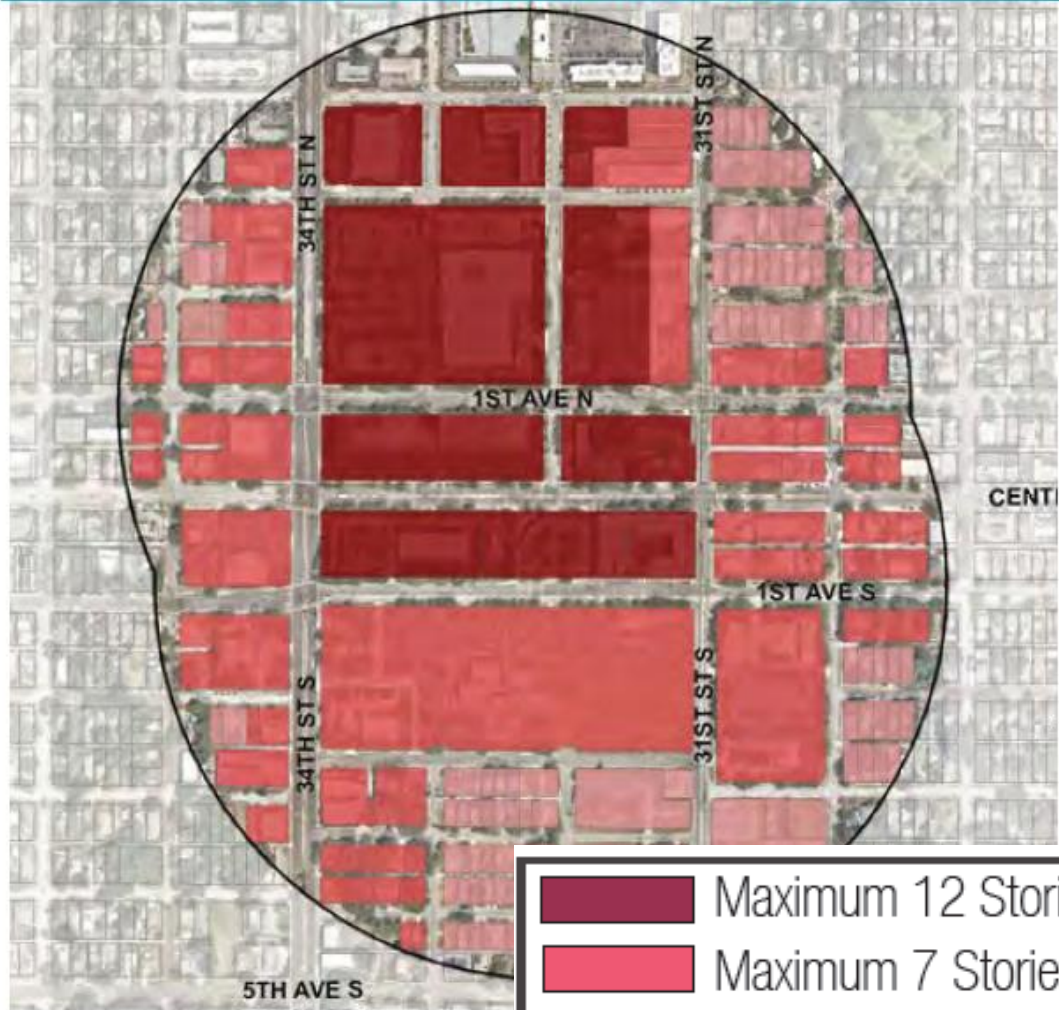
LARGE PUBLIC SPACES



Other Transit Scale Components: High frequency transit routes, 5-10 story buildings, parking maximums, structured parking, re-establish alleys and street grid, micro-mobility and bike-share options, ground floor retail, high density of housing, and office space.

SUNRUNNER CORRIDOR: BUILDING HEIGHT “CENTRAL PLAZA”

Potential Maximum Heights

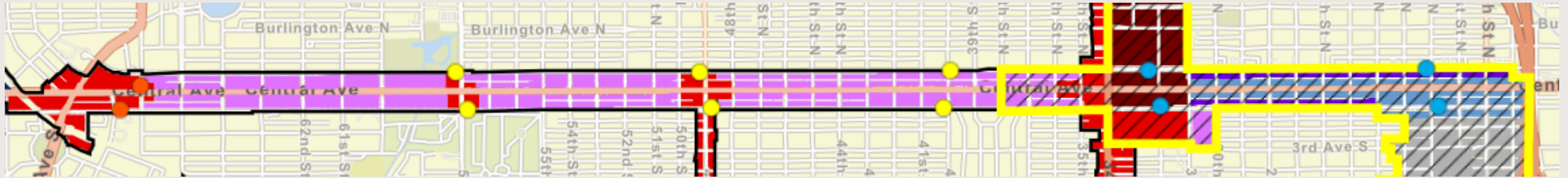


SunRunner Rising Study Recommendations



Promotional Image:
Elements on Third
3201 3rd Avenue North
12-Stories

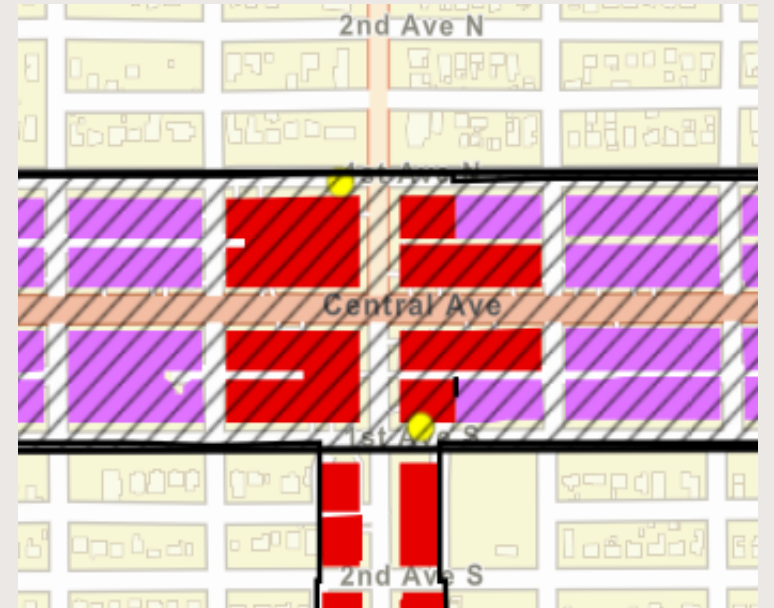
SUNRUNNER CORRIDOR



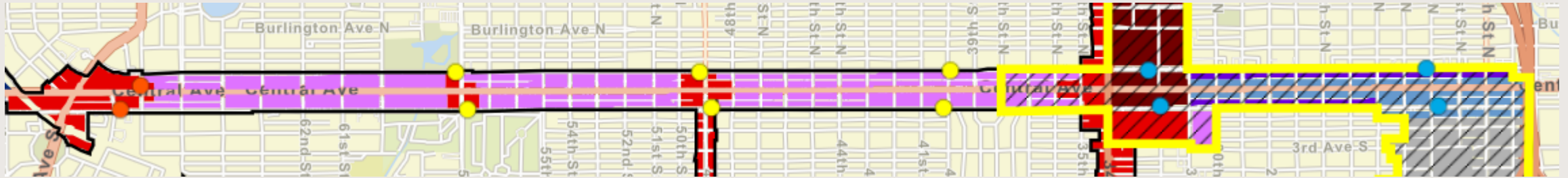
40th Street Station

Zoning	Existing DUA	Proposed DUA	WFH Bonus
CCS-1	60	60	TBD
CRT-1	60	60	TBD

Note: SunRunner Study recommends maximum 60 dwelling units per acre, which is same as existing.



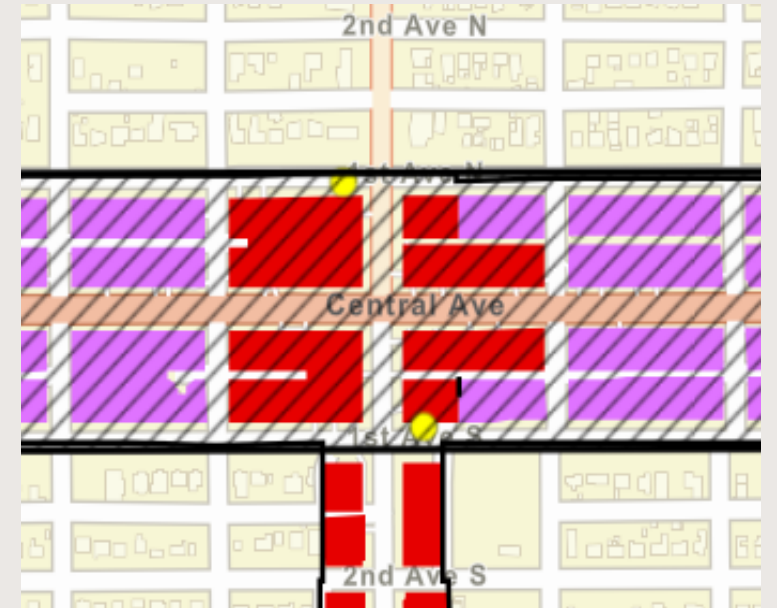
SUNRUNNER CORRIDOR



49th Street Station

Zoning	Existing DUA	Proposed DUA	WFH Bonus
CCS-1	60	90	TBD
CRT-1	60	60	TBD

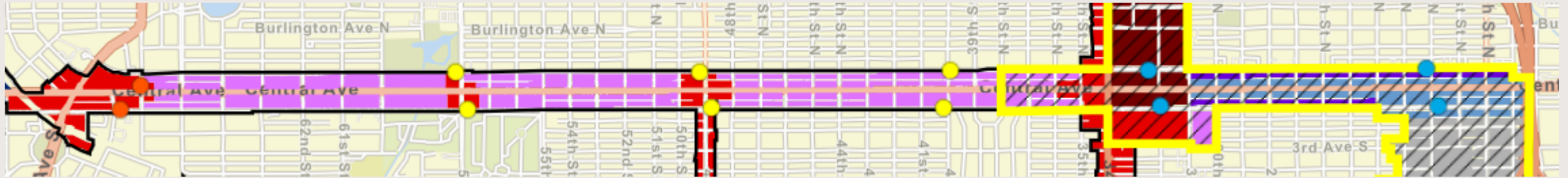
Note: SunRunner Study recommends maximum 60 dwelling units per acre, which is same as existing.



 CRT-1

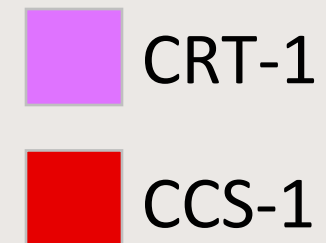
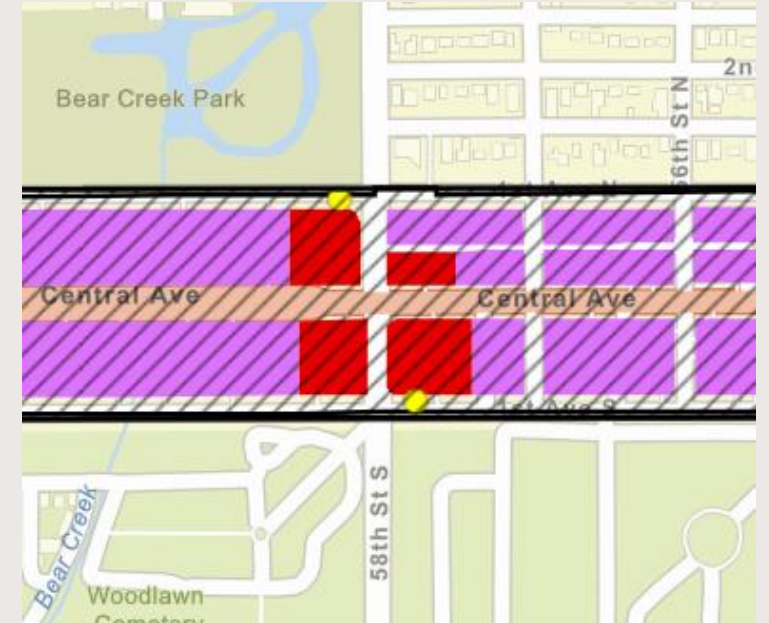
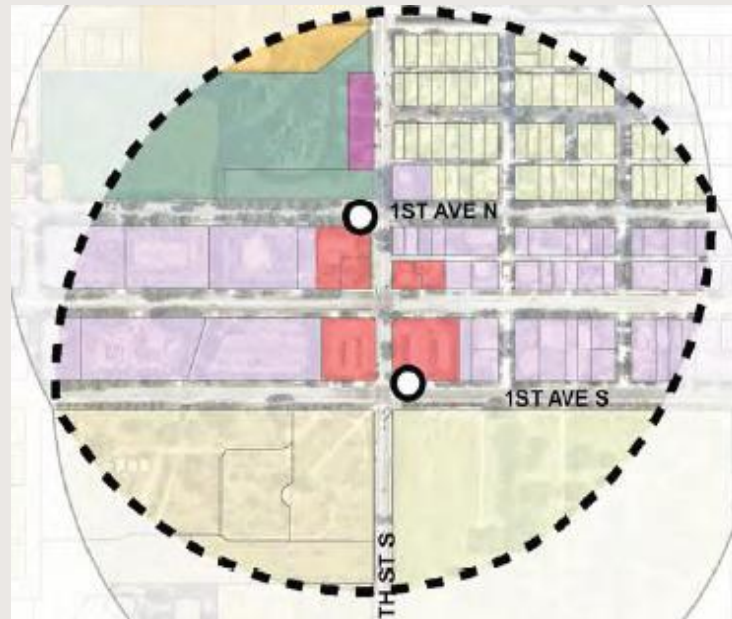
 CCS-1

SUNRUNNER CORRIDOR

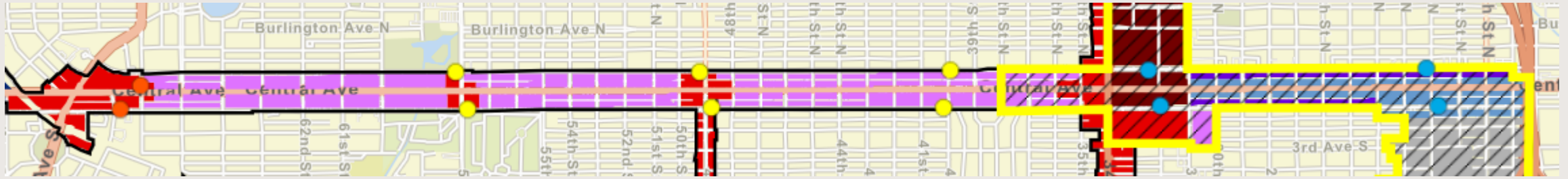


58 th Street Station			
Zoning	Existing DUA	Proposed DUA	WFH Bonus
CCS-1	60	90	TBD
CRT-1	60	60	TBD

Note: SunRunner Study recommends maximum 60 dwelling units per acre, which is same as existing.



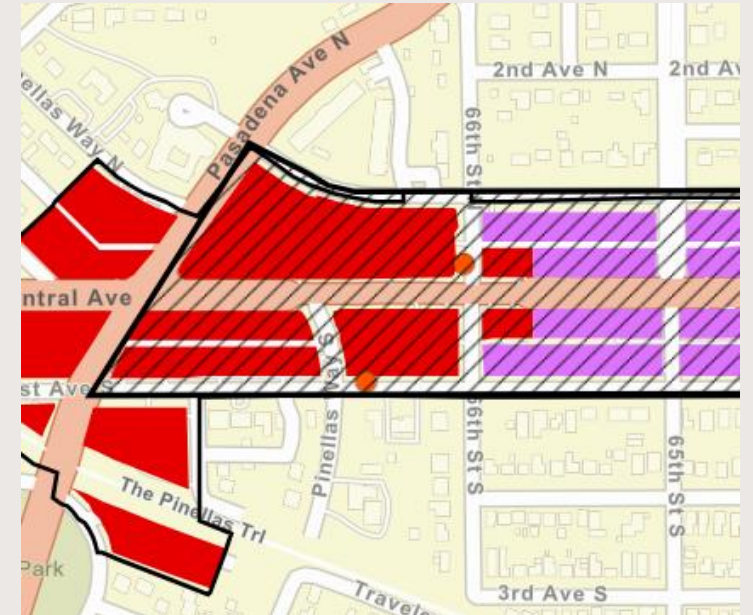
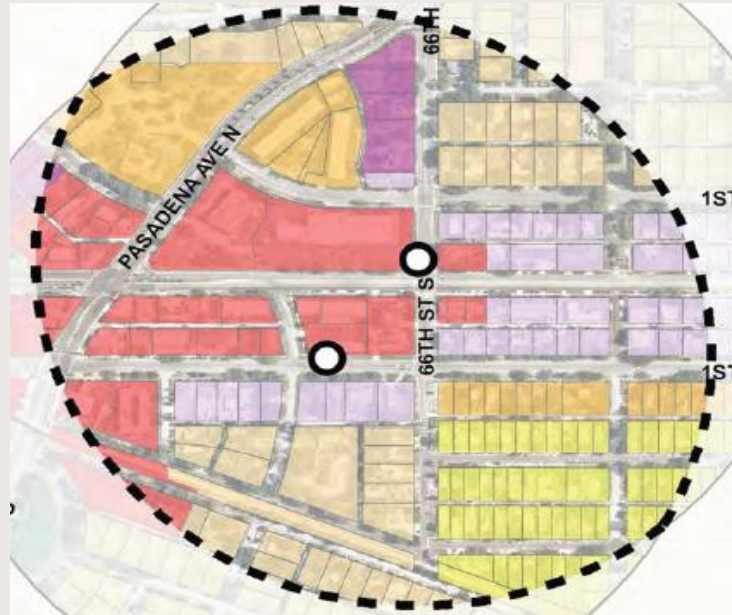
SUNRUNNER CORRIDOR



66th Street Station

Zoning	Existing DUA	Proposed DUA	WFH Bonus
CCS-1	60	120	TBD
CRT-1	60	60	TBD

Note: SunRunner Study recommends maximum 60 dwelling units per acre, which is same as existing.



WE ARE ST. PETE



IMMEDIATE PAST ACTIONS
TARGET EMPLOYMENT CENTER OVERLAY
PINELLAS SUNRUNNER CORRIDOR
COMMERCIAL CORRIDORS

WE ARE ST. PETE

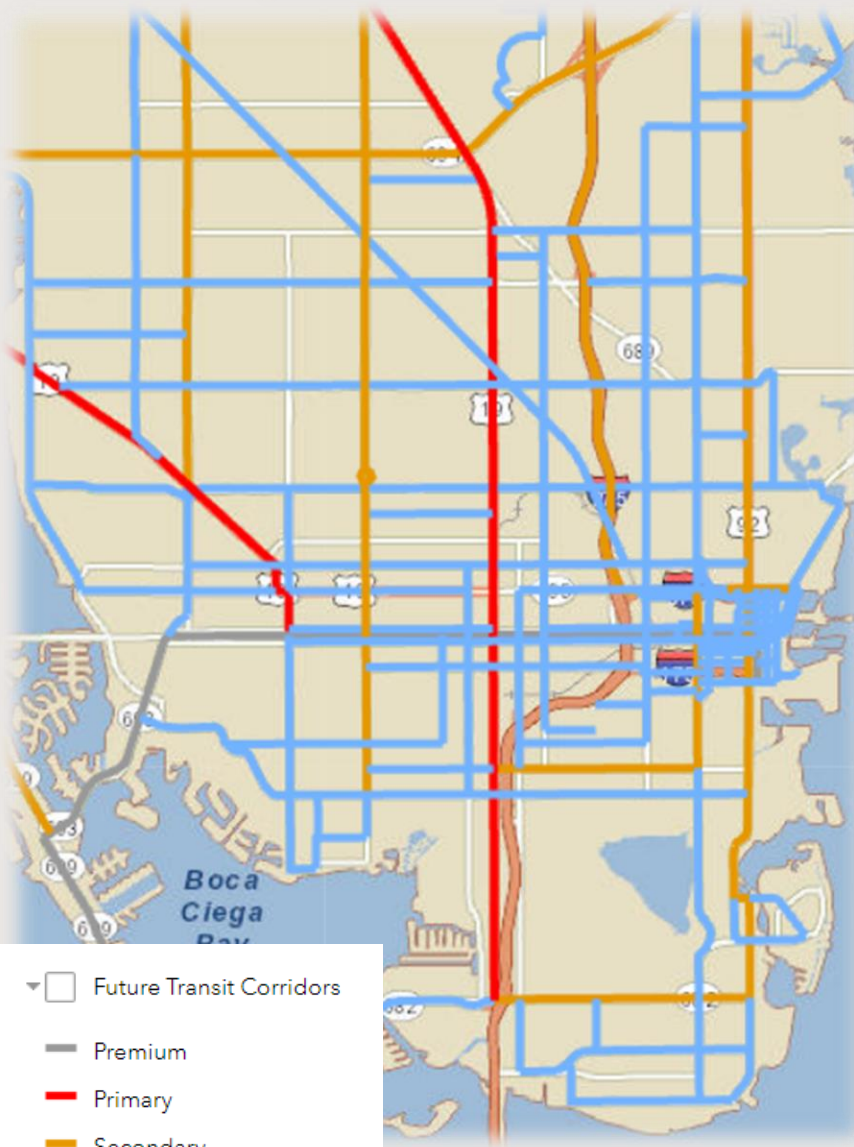


DEVELOPMENT REVIEW COMMISSION

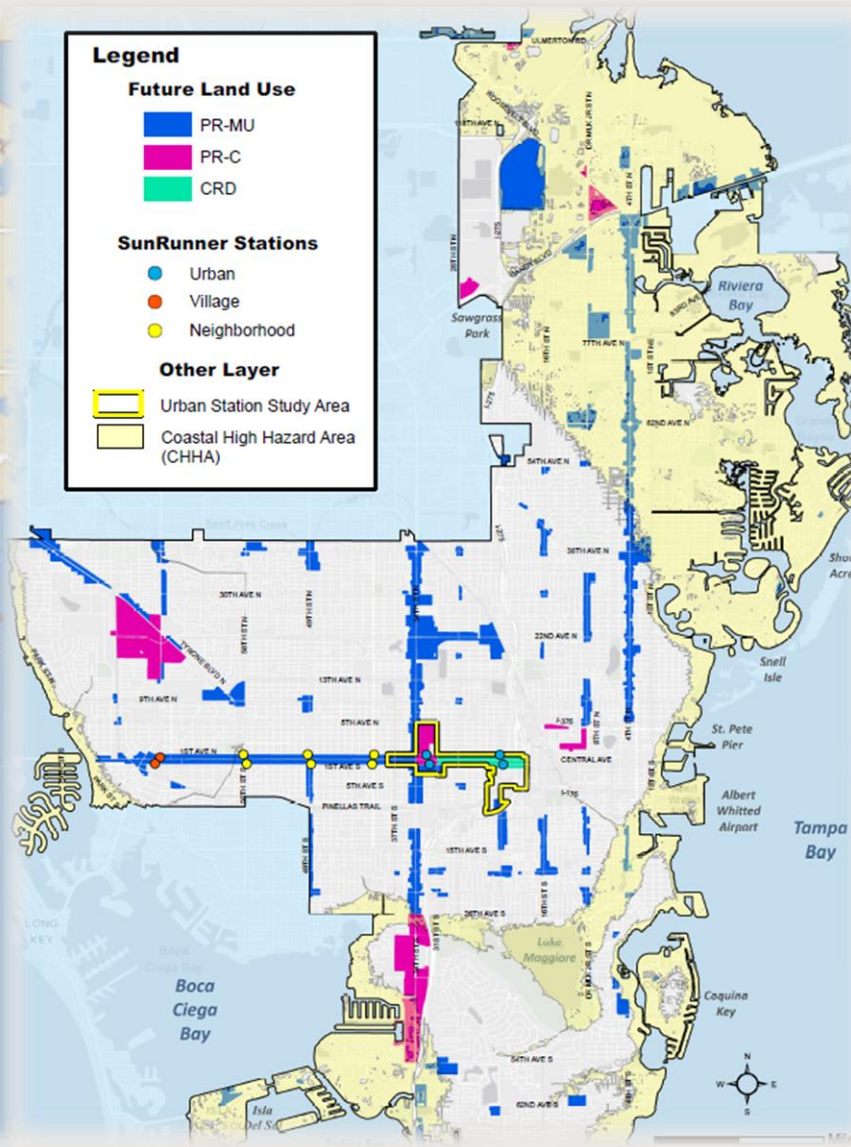
**RESPONSIBLE FOR DETERMINING CONSISTENCY WITH
CITY'S COMPREHENSIVE PLAN:**



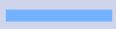
- 1. MAXIMUM DEVELOPMENT POTENTIAL**

COMMERCIAL CORRIDORS: DENSITY INCREASE



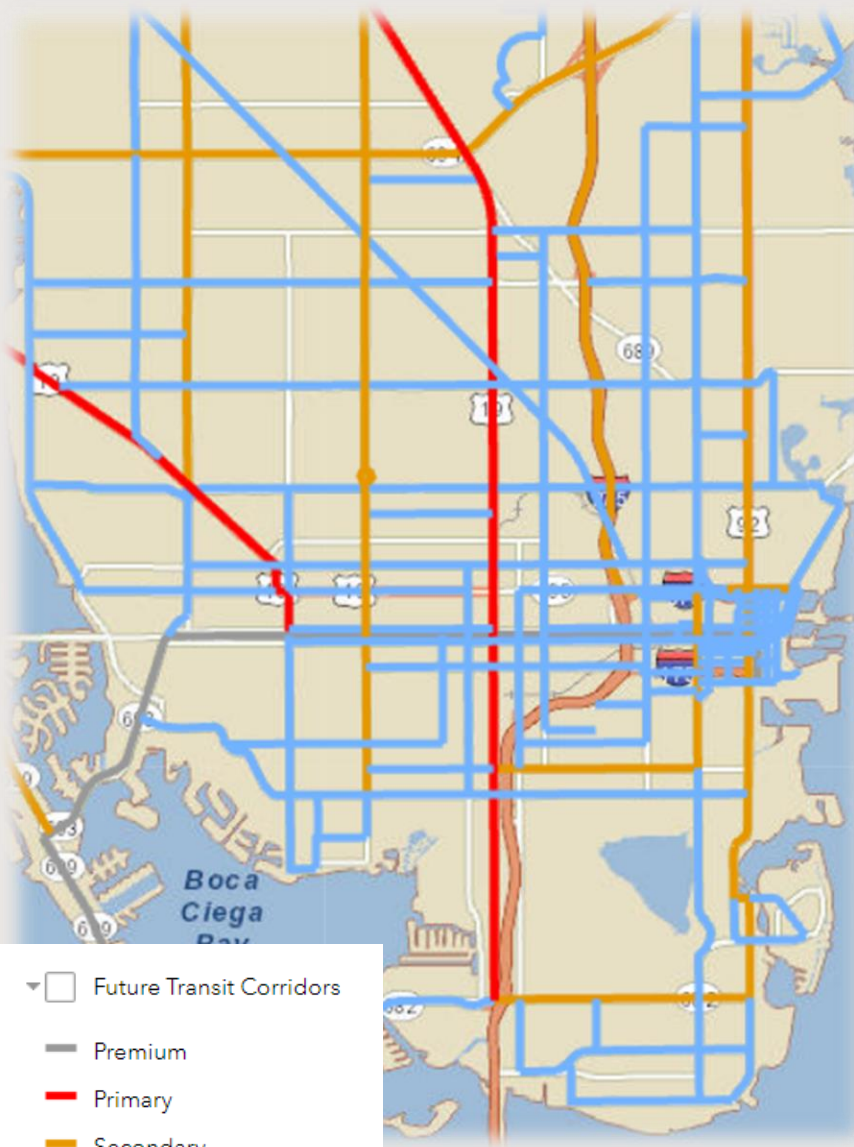
- Future Transit Corridors
- Premium
- Primary
- Secondary
- Supporting



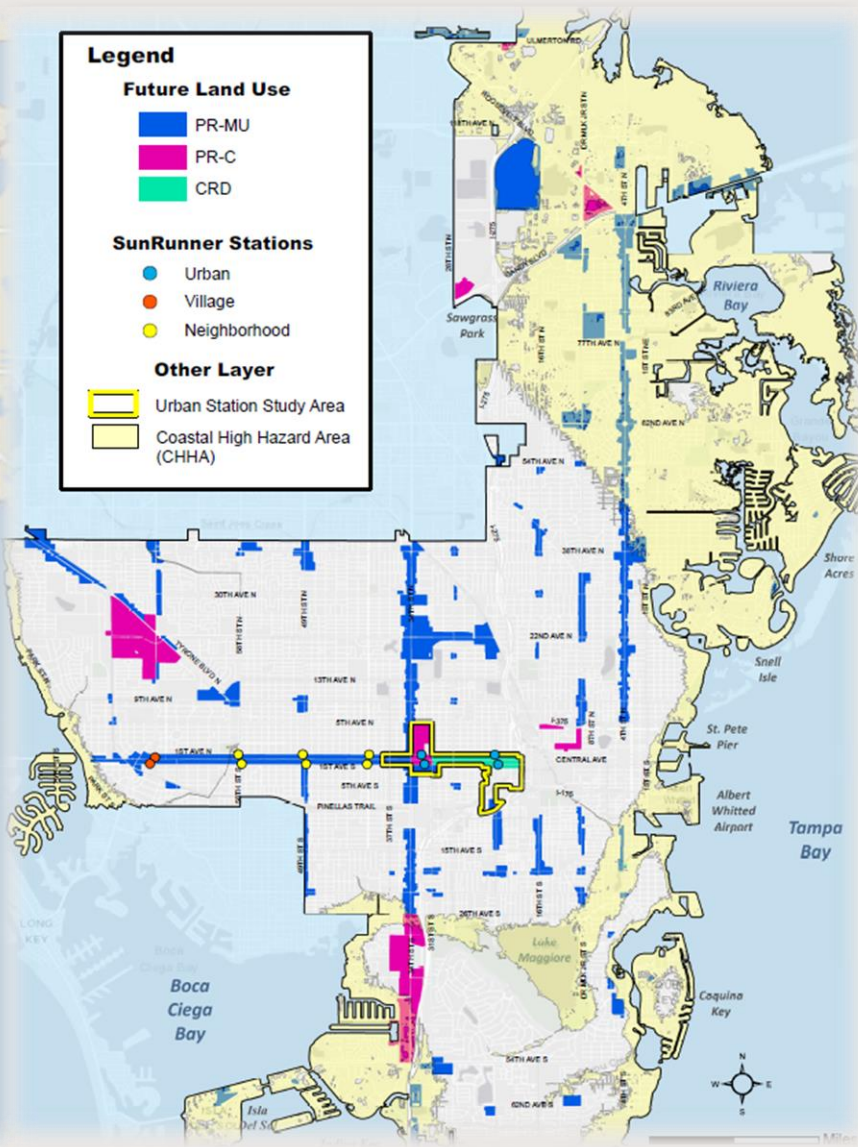
FLU	Existing DUA	Proposed DUA	WFH Bonus
PR-C	55	60	TBD
PR-MU	24	45	TBD
Primary		55	TBD
Secondary		50	TBD
Supporting		45	TBD

Note: There is no change proposed within Coastal High Hazard Area (CHHA).

COMMERCIAL CORRIDORS: FLOOR AREA RATIO INCREASE



- Future Transit Corridors
- Premium
- Primary
- Secondary
- Supporting



- Legend**
- Future Land Use**
- PR-MU
 - PR-C
 - CRD
- SunRunner Stations**
- Urban
 - Village
 - Neighborhood
- Other Layer**
- ▭ Urban Station Study Area
 - ▭ Coastal High Hazard Area (CHHA)

FLU	Existing FAR	Proposed FAR	WFH Bonus
PR-C	1.25	4.0	TBD
PR-MU	1.25	2.0	TBD
Primary		3.5	TBD
Secondary		2.5	TBD
Supporting		2.0	TBD

Note: There is no change proposed within Coastal High Hazard Area (CHHA).

|
January 10, 2024

COMMERCIAL CORRIDOR AND SUNRUNNER STATION AREAS WORKSHOP

DEVELOPMENT REVIEW COMMISSION

WE ARE ST. PETE

STATE OF FLORIDA STATUTES

Chapter 163, Part II

[\[link\]](#)

PINELLAS COUNTY: FORWARD PINELLAS

Countywide Plan Rules

[\[link\]](#)

Countywide Map

[\[link\]](#)





ST. PETERSBURG COMPREHENSIVE PLAN

Document

[\[link\]](#)

Future Land Use Map

[\[link\]](#)

ST. PETERSBURG LAND DEVELOPMENT REGS.

City Code, Chapter 16

[\[link\]](#)

Official Zoning Map

[\[link\]](#)