

Growth and Community Character

Accommodating growth while preserving the many desirable aspects of the community's character is key. Within the City's development framework of neighborhoods, corridors, and centers, there are areas for protection and areas of growth opportunity. Areas for protection include the waterfront, open space, and neighborhoods, including our local historic districts. Future redevelopment is best located in the city's centers, corridors, and underused industrial lands. Higher density development is an important part of the city's future growth and must be well-designed and served by multi-modal transportation facilities.

Mission

The need to accommodate growth in St. Petersburg will be balanced with protecting and enhancing community character. Centers and corridors will be the focus of redevelopment.

Growth and Community Character Goals

1. Protect the character and viability of neighborhoods.
2. Expanding housing choices within the neighborhoods, corridors, and centers framework.
3. Promote the city's architectural and urban design quality through land development regulations, including building and streetscape design.
4. Create more mixed-use, walkable areas served and connected by multi-modal transportation systems consistent with Complete Neighborhoods and Complete Streets principles.
5. Encourage the highest use mixes, densities and intensities and the highest level of multi-modal transportation service in centers.
6. Support redevelopment of transformational sites including Innovation District and Tropicana Field, to bring opportunities for higher education, research, and attainable housing.
7. Expand corridor redevelopment opportunities.
8. Support higher density development in centers and corridors.
9. Create high-quality, walkable streetscapes in centers and corridors.
10. Expand use mixes in industrial districts to reflect changing business and market innovations and allow greater business development opportunities, including maker support uses such as art galleries and gathering spaces, educational, vocational and apprenticeship programs.
11. Preserve existing public open spaces and environmental preserves and expand these areas when feasible.
12. Allow/incentivize redevelopment in the Coastal High Hazard Area that reduces at-risk properties and populations and increases resilient development and structures.
13. Prioritize infrastructure improvements that support population and economic growth strategies.
14. Protect and preserve historically and culturally