

In addition to the significant County-owned properties, the Gateway Area is home to the largest Coast Guard air station in the Country, the District Seven U.S. Coast Guard Facility, as well as the new Army Reserve Black Hawk Training Facility. In addition, the U.S. Army Reserve Training Center is located in Gateway Centre. This training facility also houses the U.S. Army Reserve Medical Center Headquarters for the entire U.S. Army Reserve. Much of the active residential and business development is taking place in the several large Developments of Regional Impact (DRIs). Most of the DRI development is in either the City of St. Petersburg or the City of Largo.

**TABLE 2**  
**GATEWAY AREA BY EXISTING LAND USE ACREAGE**

ELU CATEGORY	SAINT PETERSBURG	PINELLAS PARK	LARGO	UNINCORP.	TOTAL	PERCENT	COUNTY OWNED
Single Family	31.797	361.404	50.868	367.189	811.258	6%	2.459
Mobile Home	23.923	88.115	1.162	189.837	303.037	2%	0.000
Duplex-Triplex	0.000	0.000	0.000	70.244	70.244	0%	0.000
Multi-Family	495.498	29.504	114.118	113.348	752.468	6%	0.000
Commercial	420.375	367.899	169.777	448.710	1,406.761	11%	65.281
Industrial	224.787	700.227	136.590	480.197	1,541.801	12%	86.308
Public/Semi-Public	376.206	410.977	40.730	1,438.924	2,266.837	18%	1,640.585
Agriculture	0.000	34.596	1.354	9.182	45.132	0%	0.000
Recreation/Open Space	32.583	117.020	16.605	297.823	464.031	4%	127.364
Vacant	774.445	599.723	115.424	416.730	1,906.322	15%	470.943
Miscellaneous	223.522	182.751	16.110	275.327	697.710	5%	138.646
Conservation / Preservation	2,036.989	107.572	47.909	280.257	2,472.727	20%	205.040
Marinas	0.000	0.000	0.000	0.000	0.000	0%	0.000
<b>TOTAL</b>	<b>4,640.125</b>	<b>2,999.788</b>	<b>710.647</b>	<b>4,387.768</b>	<b>12,738.328</b>	<b>99%</b>	<b>2,736.626</b>

Run Date 12/3/2004. Source: Pinellas County Planning Department.

**Figure 3** identifies, in particular, County-owned properties, as well as several significant federal, state and other local uses, and depicts their relationship to Developments of Regional Impact and several unincorporated communities.

■ ■ **Regulatory (Future) Land Uses in the Gateway Area**

The existing mix of regulatory future land use designations is not inconsistent with the County's employment and economic goals for the Area. For example, 33 percent of the land has an industrial land use designation, while 16 percent support residential uses. Twelve percent of the property in the Gateway Area has a future land use designation of Transportation/Utility. This is due, for the most part, to the presence of the St. Petersburg – Clearwater International Airport. Recreation/Open Space, representing five percent of the property in the Area, applies to the two golf courses and the closed Toytown Landfill. The Residential/Office General category, a mixed use category reflective in this case of mostly offices and apartment complexes, represents about 6 percent of the land in the Area and is mostly associated with the DRI properties or the residential uses along 4<sup>th</sup> Street North and 9<sup>th</sup> Street North in St. Petersburg. Notably,

18 percent of land is designated as Preservation on the Future Land Use Map and is primarily represented by the Gateway Preserve. The significance of this amount of environmental land should not be underestimated, as it contributes to the overall character and environmental quality of the Gateway Area and should be a factor in balancing the desired development and redevelopment goals.

The primary land use designations supporting private employment in the area are Industrial Limited (IL), Residential/Office General (R/OG), and Commercial General (CG). The IL and R/OG categories are flexible and accommodate a mix of uses conducive to industry, business, and office development. R/OG also allows for residential uses, and due to a recent amendment to the Countywide Future Land Use Plan, under certain conditions, residential uses may also be allowed in the IL category. The County-owned properties are largely Institutional or Transportation/Utility, reflecting the Criminal Courts Complex and Jail, and the Airport and Solid Waste Operations. There are, however, a few large properties owned by the County that are not similarly designated, offering the potential for conversion to uses that better support the economic goals of the Gateway Area, and the County as a whole, or are compatible instead with the associated goal of improving the overall character and quality of the Gateway Area.

**Figure 4** depicts the (regulatory) future land use mix in the Gateway Area. **Table 2** summarizes the corresponding future land use data, including the future land mix associated with County-owned properties. Opportunities to enhance the employment, economic and recreational potential of the area through amendments to the Pinellas County Future Land Use Map are explored later in the document.

**TABLE 3  
GATEWAY AREA BY FUTURE LAND USE ACREAGE**

<b>FLU CATEGORY</b>	<b>SAINT PETERSBURG</b>	<b>PINELLAS PARK</b>	<b>LARGO</b>	<b>UNINCORP.</b>	<b>TOTAL</b>	<b>PERCENT</b>	<b>COUNTY OWNED</b>
Residential Rural	0.000	0.000	0.000	0.000	0.000	0%	0.000
Residential Estate	0.000	0.000	0.000	7.215	7.215	0%	0.000
Residential Suburban	0.000	0.000	14.666	5.108	19.774	0%	0.000
Residential Low	63.641	0.000	138.958	269.101	471.700	3%	25.007
Residential Urban	115.635	586.300	73.106	260.880	1,035.921	8%	79.852
Residential Low Medium	22.132	92.958	14.577	320.770	450.437	3%	16.843
Residential Medium	23.923	0.000	41.982	0.947	66.852	1%	0.000
Residential High	0.000	0.000	0.000	0.000	0.000	0%	0.000
Residential Very High	0.000	0.000	0.000	0.000	0.000	0%	0.000
Residential/ Office Limited	0.000	0.000	0.563	0.181	0.744	0%	0.000
Residential/ Office General	628.634	22.102	12.395	135.637	798.768	6%	0.000
Residential/Office/Retail	54.267	19.342	0.000	0.000	73.609	1%	0.000
Resort Facilities Medium	0.000	0.000	0.000	0.000	0.000	0%	0.000
Resort Facilities High	0.000	0.000	0.000	0.000	0.000	0%	0.000
Commercial Limited	0.000	0.000	0.000	0.000	0.000	0%	0.000
Commercial Recreation	0.000	0.000	0.000	10.978	10.978	0%	3.080
Commercial General	82.115	194.117	88.640	215.913	580.785	5%	33.991
Industrial Limited	888.201	1,098.307	225.733	1,106.370	3,318.611	26%	513.385
Industrial General	0.000	457.912	0.000	115.057	572.969	4%	58.481
Preservation-Resource Mgmt.	0.000	0.000	0.000	0.000	0.000	0%	0.000
Preservation	1,919.354	92.465	41.498	218.076	2,271.393	18%	155.106
Recreation/Open Space	246.290	80.976	0.000	244.661	571.927	5%	359.533
Institutional	39.657	3.039	15.955	272.174	330.825	3%	165.084
Transportation/Utility	311.489	247.748	37.254	933.117	1,529.608	12%	1,200.827
Community Redev. District	0.000	18.997	0.000	0.000	18.997	0%	0.000
Central Business District	0.000	0.000	0.000	0.000	0.000	0%	0.000
NO/DES	67.099	0.000	0.000	3.782	70.881	1%	0.036
WATER	140.011	85.525	3.525	162.510	391.571	3%	111.991
Water/ Drainage Feature	37.677	0.000	0.000	0.000	37.677	0%	0.000
Commercial Neighborhood	0.000	0.000	1.795	6.407	8.202	0%	0.000
NO/D/W	0.000	0.000	0.000	98.884	98.884	1%	13.400
<b>TOTAL</b>	<b>4,640.125</b>	<b>2,999.788</b>	<b>710.647</b>	<b>4,387.768</b>	<b>12,738.328</b>	<b>100%</b>	<b>2,736.616</b>

Run Date 12/3/2004. Source: Pinellas County Planning Department.