

## ■ ■ ***Housing Conditions***

Housing in the Gateway Area is a mix of single and multi-family structures. Single-family concentrations include the Highpoint area in the northwest portion of the Gateway Area, the Mainlands along the western boundary of the Gateway Area and U.S. Highway 19, and Feather Sound east of the Airport properties, as well as some new high-end residential construction along Gandy Boulevard. Residential land uses make up close to 14 percent of the current land uses in the Gateway Area.

The Feather Sound residential community is located in the unincorporated County and contains a mix of single-family homes, townhomes, and multi-family structures, as well as significant greenspace and a golf course. These amenities, as well as the proximity to several major transportation corridors, help to make Feather Sound a successful residential community, and make it desirable to the City of St. Petersburg who has expressed significant interest in annexing the community. The Mainlands is a large 65+ single-family retirement community in the City of Pinellas Park that also includes a golf course. The community is attractive to seniors and retirees due, most likely, to more moderate housing prices, its golf course and its sense of community. The nearby Lakes community contains housing for families with children as well as for 65+ families. The Highpoint community, located in the unincorporated area, is comprised largely of single-family homes and duplexes. It is the location of an ongoing neighborhood revitalization commitment by the County, and the City of Largo has recently expressed some interest in annexing the community.

Multi-family housing is concentrated along the north 4<sup>th</sup> Street corridor and the Gandy corridor. Multi-family construction appears to be both viable and desirable in the area, and is related to the area's connectivity to major transportation corridors allowing for easy access to local employers as well as employers in Hillsborough County across Tampa Bay.

## ■ ■ ***Facilities of Countywide Significance***

Facilities of countywide significance are, for the purposes of this Plan, properties owned or managed by the County, that contain facilities or uses providing a countywide benefit. In the Gateway Area, there are several facilities of countywide significance including the St. Petersburg-Clearwater International Airport and associated properties under Airport ownership, the Criminal Justice and Jail Complex (which is actually located on property leased from the Airport), Solid Waste Operations, the proposed intermodal hub/county road 296 connector, and the Gateway Preserve. These facilities represent a substantial long term financial and planning commitment by the Board of County Commissioners for a countywide purpose, and they are not uses that can be re-located.

## ■ ■ ***Existing Land Uses and County Properties in the Gateway Area***

The Gateway Area is comprised of just over 12,700 acres. Approximately 34 percent of the Area is in the unincorporated County, 6 percent is in the City of Largo, 24 percent is in the City of Pinellas Park, and 36 percent is in the City of St. Petersburg. The predominant existing land use in the Gateway Area is Conservation/Preservation at 20