

Public Facility Impacts, Overall

Lealman is a mostly built-out community directly north of Saint Petersburg. Parcels are small with limited developability potential after factoring for building setbacks, parking, stormwater, landscaping, etc. Some properties may find opportunities for consolidation, while others will need to come up with creative ways to redevelop to meet demands and improve the area. The Lealman Form Based Code (L-FBC) is calibrated to provide assistance to increase development flexibility while improving aesthetics and provide additional provisions with regard to permitted uses, residential densities and nonresidential intensities. The L-FBC elevates the urban design requirements while incentivizing redevelopment that can lead to improved infrastructure and facilities as projects are built.

Water and Sewer

The Lealman community is adequately served with potable water and sanitary sewer. As redevelopment is proposed, properties will be evaluated for necessary infrastructure upgrades to continue adequate service. From time-to-time property owners may be required to make such improvements prior to development in order to maintain or improve service capacity.

Solid Waste

The County's Solid Waste Department updated the Solid Waste Master Plan in 2020. The Plan includes implementation steps to extend the life of the Waste-to-Energy (WTE) facility by another 25 years. The new FLUM designations and associated L-FBC in the Lealman CRA is anticipated to bring redevelopment, which will allow the installation of newer more advanced systems of waste disposal, collection, recovery.

Transportation

The Lealman community includes a robust street network offering significant connectivity and accessibility. As redevelopment occurs under the L-FBC, further improvements can be realized to increase property-to-property connections, consolidated and better-designed drive access point, and increased pedestrian and bicycle infrastructure. In addition, the L-FBC encourages a more urban environment to facilitate and ease non-motorized transportation improvements. The collection of improvements to both the public and private realms can help to increase both pedestrian and vehicular safety as well as reduce vehicular trip generation. As redevelopment is proposed, properties will be evaluated for additional transportation improvement needs.