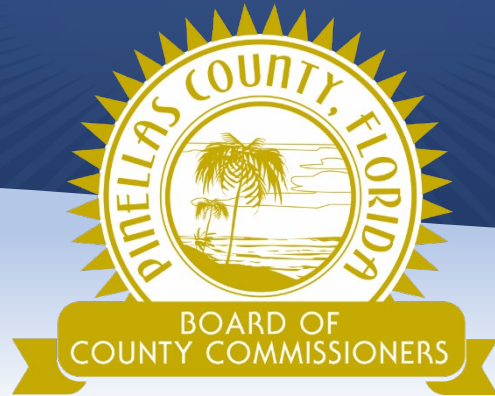


# Amendments in Support of the Lealman Form Based Code

Case Nos. CP-23-01 and FLU-23-04

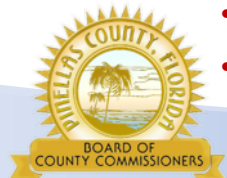
November 14, 2023



**Our Vision:**  
To Be the Standard for  
Public Service in America.

## Cases in support of adopting the Lealman Form Based Code (L-FBC)

- **CP-23-01**
  - **Comprehensive Plan amendment to establish three (3) new Mixed Use Corridor designations in the *Future Land Use Element, Future Land Use Map Category Description and Rules*.**
- **FLU-23-04**
  - **Future Land Use Map (FLUM) amendment to designate approximately 168.63 acres of property within the Lealman Community Redevelopment Area (CRA) from various land use designations to:**
    - Mixed Use Corridor-Supporting-Neighborhood Park (MUC-SU-NP)
    - Mixed Use Corridor-Supporting-Local Trade (MUC-SU-LT)
    - Mixed Use Corridor-Primary-Commerce (MUC-P-C)



# Companion Cases – Land Development Code and Zoning Atlas



## Cases in support of adopting the Lealman Form Based Code (L-FBC)

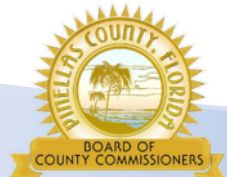
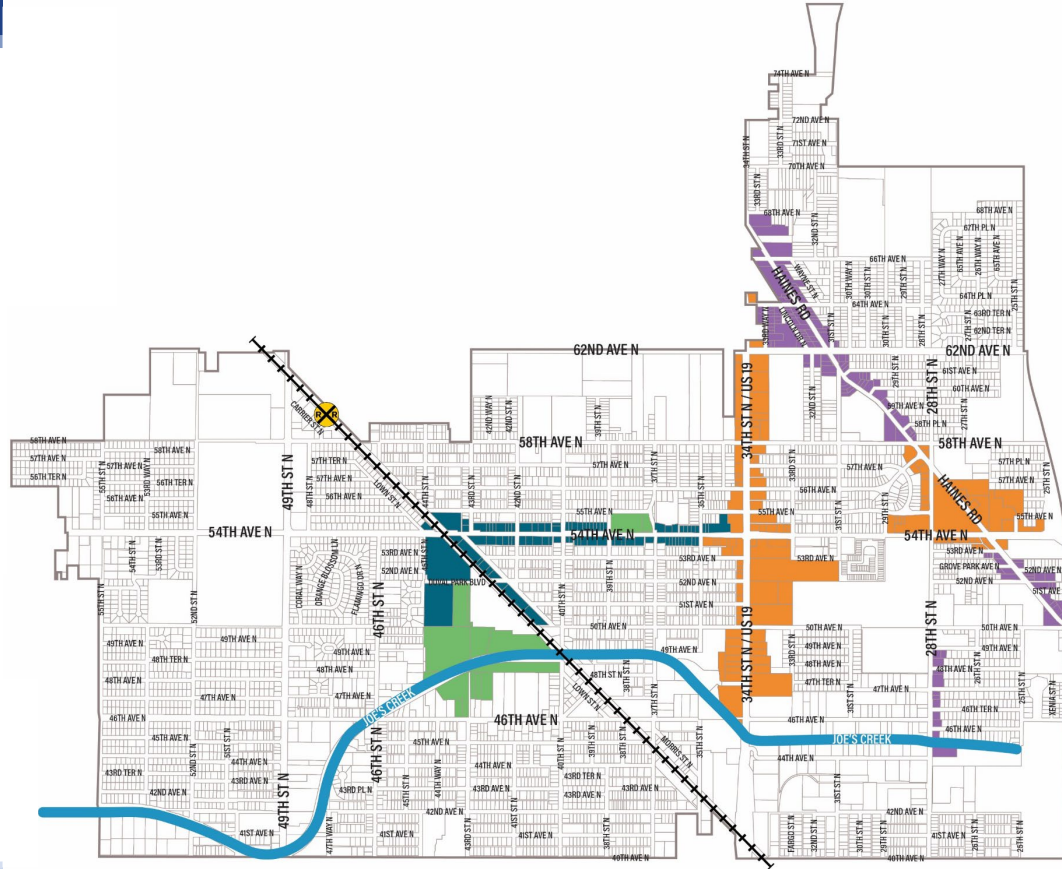
- **LDR-23-01**
  - **Amendment to adopt and include the L-FBC in the Pinellas County Land Development Code (LDC).**
- **ZON-23-05**
  - **Zoning Atlas amendment to change the zoning designations of approximately 168.63 acres of property within the Lealman CRA from various zoning district categories to Lealman Form Based Code (L-FBC) zoning district.**
- **To be heard subsequent to Comprehensive Plan and Land Use approval.**



# Location

-  COMMERCE DISTRICT (C)
-  NEIGHBORHOOD PARK DISTRICT (NP)
-  LOCAL TRADE DISTRICT (LT)
-  RECREATION / OPEN SPACE

\*Established parks and/or open space, not intended for redevelopment



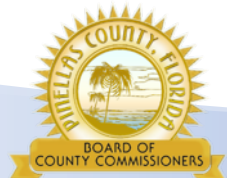
# CP-23-01 – Request

## Comprehensive Plan Amendment

- **Future Land Use Map Category Description and Rules**
  - **Mixed Use Corridor (MUC) FLUM category**
  - **Three new MUC designations proposed:**
    - Mixed Use Corridor-Supporting-Neighborhood Park (MUC-SU-NP)
    - Mixed Use Corridor-Supporting-Local Trade (MUC-SU-LT)
    - Mixed Use Corridor-Primary-Commerce (MUC-P-C)
  - **Includes Purpose Statement, Use & Location Characteristics, and Development Standards (Floor Area Ratio – FAR)**

## Mixed Use Corridor (MUC)

- **MUC-SU-NP and MUC-SU-LT**
  - **Characterized by low- and mid-rise, street-oriented buildings with activated retail and public spaces served by wider sidewalks with pedestrian amenities**
  - **Maximum 1.0 FAR for nonresidential uses and an overall maximum building/project 1.5 FAR when residential is included**
    - Project FAR in leu of a residential density calculation
    - Maximum project FAR intended to incentivize residential and mixed-use projects
- **MUC-P-C**
  - **Characterized by low to mid-rise buildings, screened parking with reduced/shared access points, and primary building entries with direct access to the street**
  - **Maximum 1.2 FAR for nonresidential uses and an overall maximum building/project 2.0 FAR when residential is included**
    - Project FAR in leu of a residential density calculation
    - Maximum project FAR intended to incentivize residential and mixed-use projects



## Comprehensive Plan Amendment

- Designations prepared specific to areas within the Lealman CRA
- Designations will be added to the FLUM under a companion amendment request (FLU-23-04)
- New land use designations necessary to support the proposed L-FBC zoning

### MUC-SU-NP MIXED USE CORRIDOR – SUPPORTING – NEIGHBORHOOD PARK

#### Purpose

This designation generally depicts the 54<sup>th</sup> Avenue N corridor of the Lealman community. The corridor supports multiple modes of transportation, including automobile, truck, bus, bicycle, and pedestrian. The MUC-SU-NP designation promotes the design of pedestrian-oriented streets that encourage a mix of uses, providing goods, services, and urban housing to the neighborhood. Development within this district is characterized by low- and mid-rise, street-oriented buildings with activated retail and public spaces served by wider sidewalks with pedestrian amenities, and enhanced crosswalks; ultimately creating a dynamic public realm that fosters retail vitality.

#### Use Characteristics

Those uses as specifically set forth in the Lealman Form Based Code (L-FBC), generally including residential, lodging, office, retail/commercial, automotive, industrial/manufacturing, civil support, civic, and recreation.

#### Location Characteristics

This designation is primarily focused on the 54<sup>th</sup> Avenue N corridor of the Lealman community, including a portion of 45<sup>th</sup> Street N and Main Street. Properties designated are intended to provide a mix of land uses to support the neighborhood-serving function and longevity of the corridor as well as the surrounding neighborhoods.

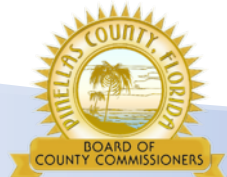
#### Standards

Designation	Maximum FAR – nonresidential uses	Maximum FAR – with residential <sup>1</sup>
MUC-SU-NP	1.0	1.5

<sup>1</sup> At least 20% of gross building square footage must be residential. Does not include Accessory Dwelling Units.

All land uses including residential are subject to an all-inclusive Floor Area Ratio (FAR). No maximum maximum number of residential all building, along with any other

that may be permitted within this to activities within the Coastal area may further restrict the the Pinellas County Land in order to ensure that distinctive characteristics, with the and cultural resources.

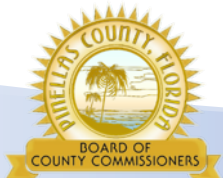


# FLU-23-04 – Request



## Future Land Use Map (FLUM) amendment

- **Approximately 168.63 acres total within the Lealman CRA**
  - **MUC-SU-NP – 36.5 acres**
    - Change from CG, Commercial General, E, Employment, RU, Residential Urban, RM, Residential Medium, R/OL, Residential/Office Limited, R/OG, Residential/Office General, I, Institutional, & T/U, Transportation/Utility to **MUC-SU-NP**.
    - Primarily focused on 54<sup>th</sup> Avenue N, from 45<sup>th</sup> Street N to 34<sup>th</sup> Street N
  - **MUC-SU-LT – 38.71 acres**
    - Change from CG, Commercial General, RL, Residential Low, RU, Residential Urban, RLM, Residential Low Medium, RM, Residential Medium, R/OG, Residential/Office General to **MUC-SU-LT**.
    - Primarily focused on Haines Road and 28<sup>th</sup> Street N



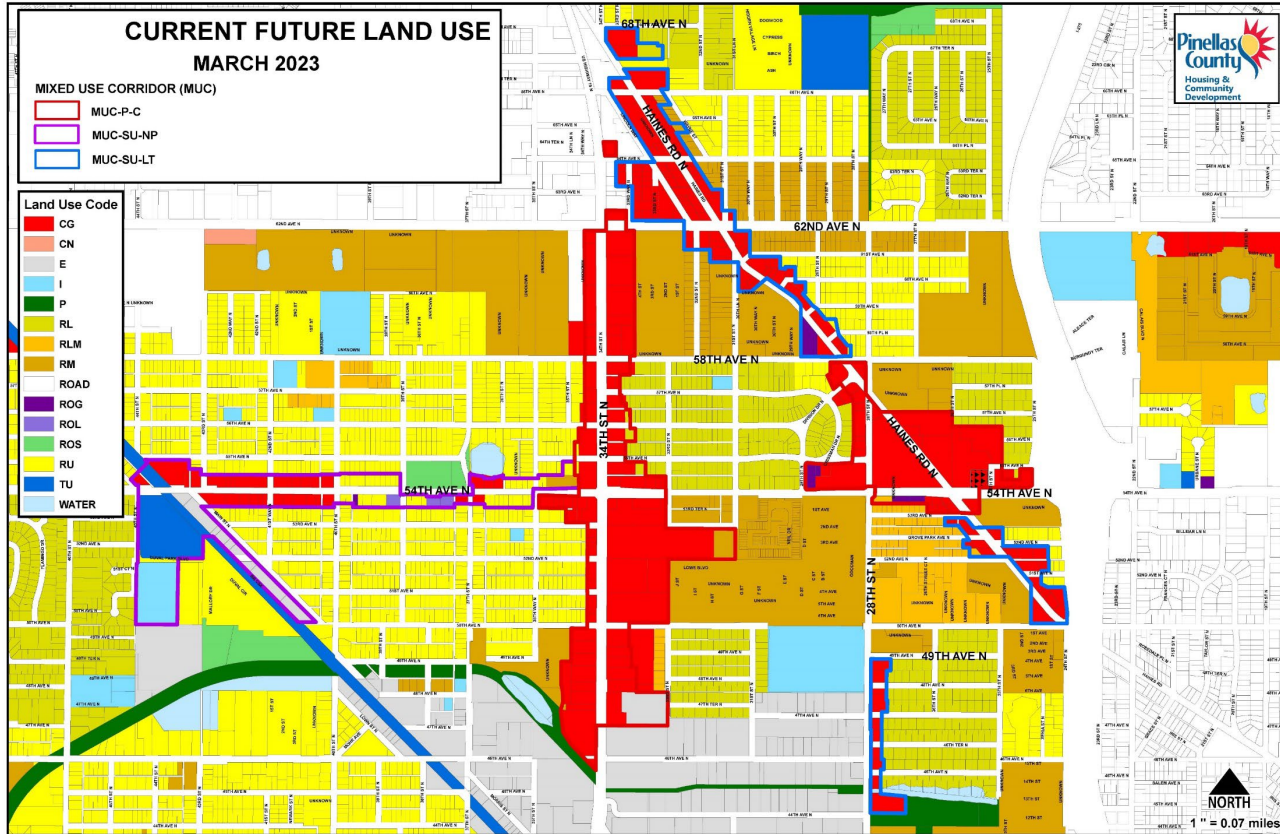


# FLU-23-04 – Request

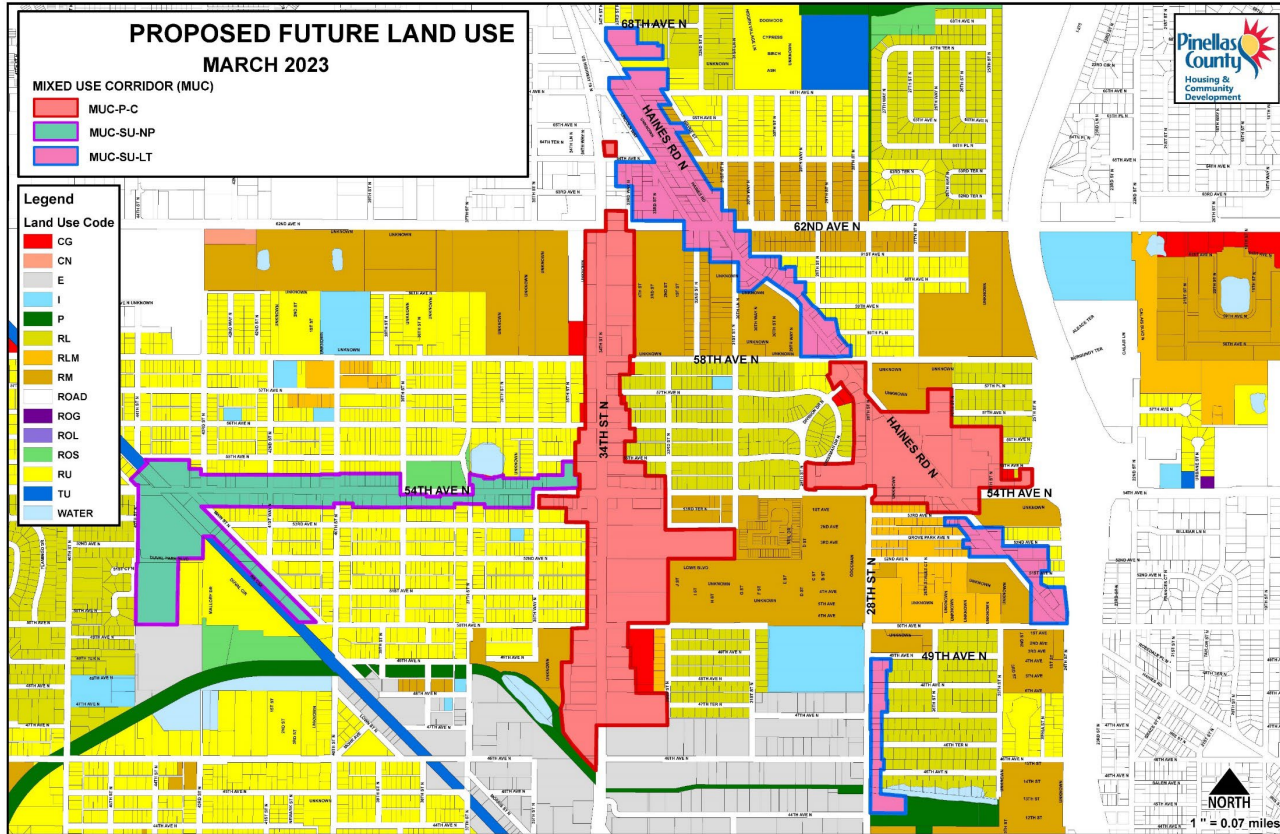
## Future Land Use Map (FLUM) amendment

- **Approximately 168.63 acres total within the Lealman CRA**
  - **MUC-P-C – 93.42 acres**
    - Change from CG, Commercial General, E, Employment, RL, Residential Low, RU, Residential Urban, RLM, Residential Low Medium, RM, Residential Medium, R/OG, Residential/Office General to **MUC-P-C**.
    - Primarily focused on 34<sup>th</sup> Street N (US Highway 19) and the Haines Road/54<sup>th</sup> Street N/28<sup>th</sup> Street N triangle

# FLU-23-04 Future Land Use Map (FLUM) – current



# FLU-23-04 Future Land Use Map (FLUM) – proposed



## Future Land Use Map (FLUM) amendment

- **Intended to implement the Lealman CRA Plan objectives:**
  - **Focus development on major corridors**
  - **Increase quality housing options**
  - **Allow for predictable development (form based code)**
- **Corridor focused locations. Outside of residential neighborhoods.**
- **First phase. (Potential for future expansion within the CRA.)**
- **New MUC FLUM designations support the new L-FBC zoning district.**



# Public Engagement & Outreach

## **CRA Citizen Advisory Committee (CAC) – multiple public meetings**

- **Years 2022 and 2023**

## **Public Open Houses**

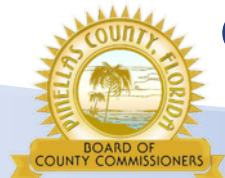
- **Two (2) public open houses advertised and held at the Lealman Exchange Community Center**

## **Stakeholder/business outreach**

## **L-FBC document review**

- **Public and CAC**
- **County departmental staff**

## **General public phone calls and email inquiries**



# Recommendation – Comprehensive Plan (CP-23-01)

**Amendment to establish three (3) new Mixed Use Corridor designations in the *Future Land Use Element, Future Land Use Map Category Description and Rules***

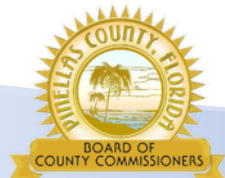
- **Furthers implementation of the Lealman CRA Plan**
- **Compatible with the Mixed Use Corridor (MUC) land use categories currently existing in the Comprehensive Plan**
- **Supports adoption of the Lealman Form Based Code (LDR-23-01)**
- **Consistent with the Comprehensive Plan**

**Development Review Committee recommends Approval**

**Local Planning Agency recommends Approval**

**Board of County Commissioners**

- **July 18, 2023; Transmittal hearing (to State and regional review agencies)**
  - No adverse impacts; no objections



# Recommendation – Land Use (FLU-23-04)

**FLUM amendment to establish three (3) new Mixed Use Corridor designations on approximately 168.63 acres comprising various parcels within the Lealman CRA**

- **Furthers implementation of the Lealman CRA Plan**
- **Compatible with the current land use mix prevalent along the subject corridors directly impacted by the amendment**
- **Consolidates current land use designations into three, cohesive designations to bring about greater development design compatibility**
- **Supports adoption of the Lealman Form Based Code (LDR-23-01)**
- **Consistent with the Comprehensive Plan**

**Development Review Committee recommends Approval**

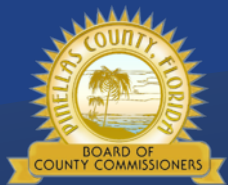
**Local Planning Agency recommends Approval**

**Board of County Commissioners**

- **July 18, 2023; Transmittal hearing (to State and regional review agencies)**
  - No adverse impacts; no objections



# Discussion



Our Vision: To Be the Standard for Public Service in America.

