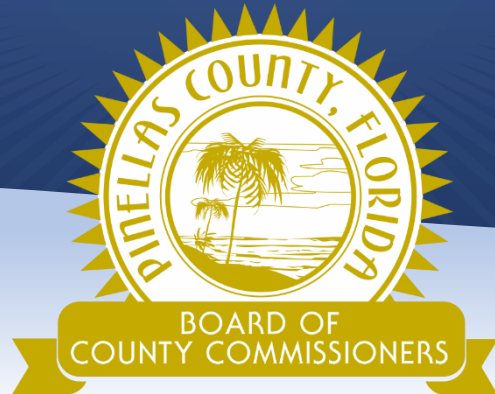


Amendments in Support of the Lealman Form Based Code

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

March 26, 2024



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

Requests – Comprehensive Plan and Land Use



- **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)



Requests – Comprehensive Plan and Land Use



Background

- **Board of County Commissioners unanimously adopted the proposed amendments (November 14, 2023)**
- **State's statutory transmittal requirements were not met – final adoption package due to State within 10 days of adoption (Chapter 163.3184(4), State Statute)**
- **Florida Commerce, Bureau of Community Planning and Growth staff requests re-adoption to meet statutory requirements**
- **No changes to Ordinances**
- **Advertising, Noticing, public hearing requirements have all been satisfied**



Comprehensive Plan Amendment

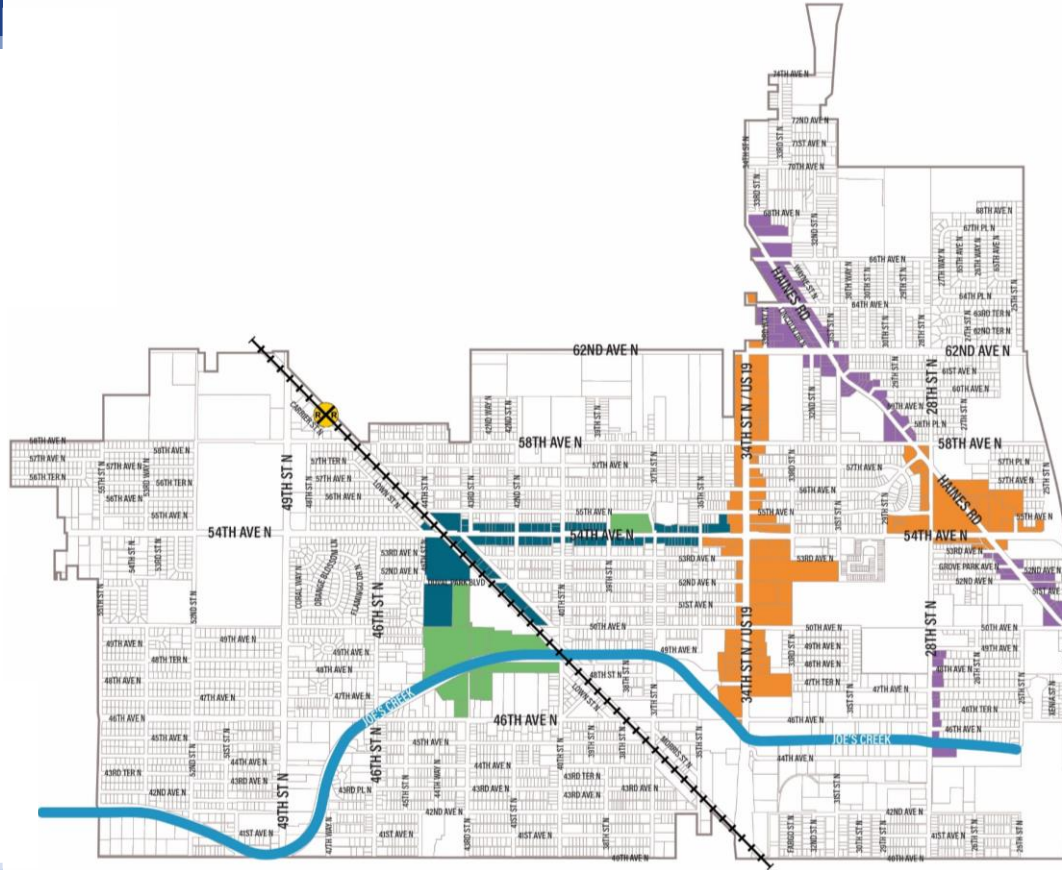
- **Future Land Use Map Category Description and Rules**
 - **Mixed Use Corridor (MUC) FLUM category**
 - **Three new MUC designations proposed:**
 - Mixed Use Corridor-Supporting-Neighborhood Park (MUC-SU-NP)
 - Mixed Use Corridor-Supporting-Local Trade (MUC-SU-LT)
 - Mixed Use Corridor-Primary-Commerce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



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



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 L-FBC zoning

MUC-SU-NP

MIXED USE CORRIDOR – SUPPORTING – NEIGHBORHOOD PARK

Purpose

This designation generally depicts the 54th 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 54th Avenue N corridor of the Lealman community, including a portion of 45th 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 ¹
MUC-SU-NP	1.0	1.5

¹ At least 20% of gross building square footage shall 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 historic 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 54th Avenue N, from 45th Street N to 34th 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 28th Street N

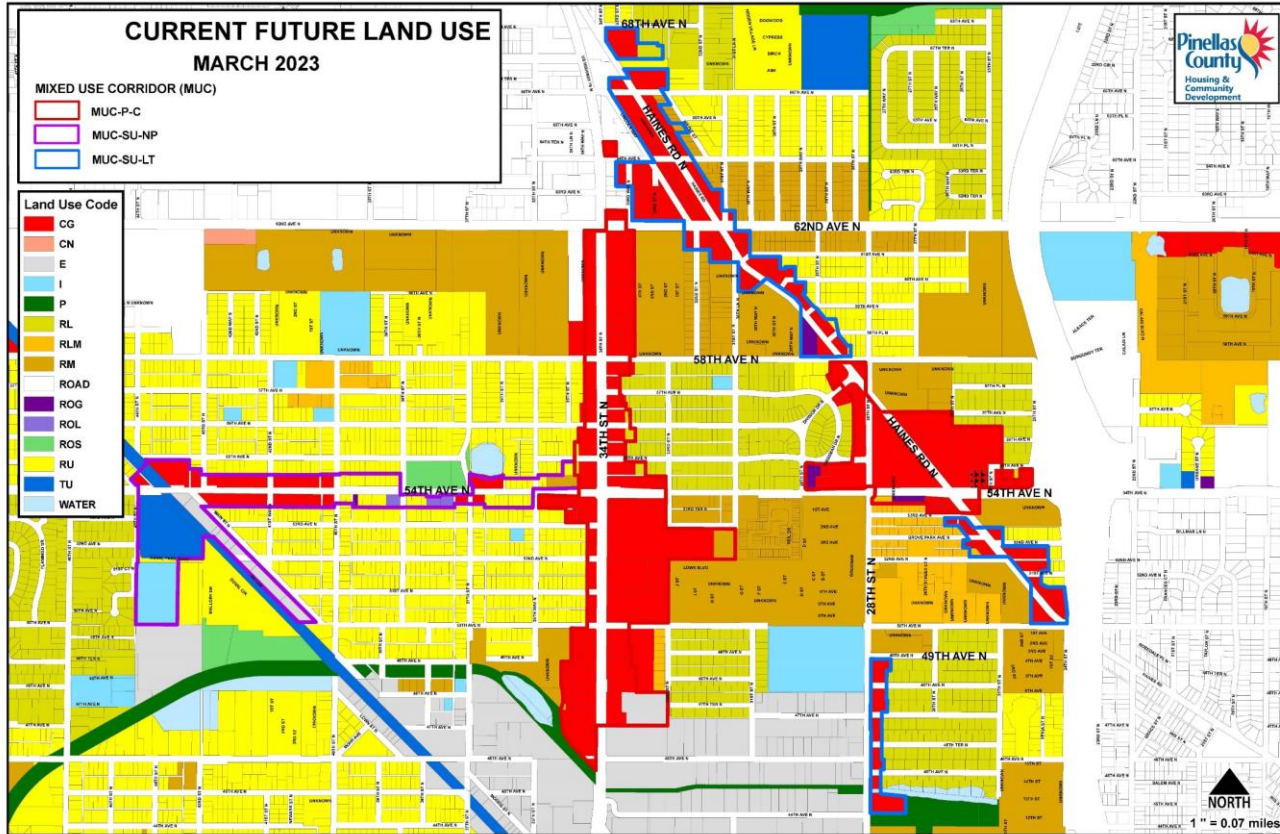


FLU-23-04 – Request

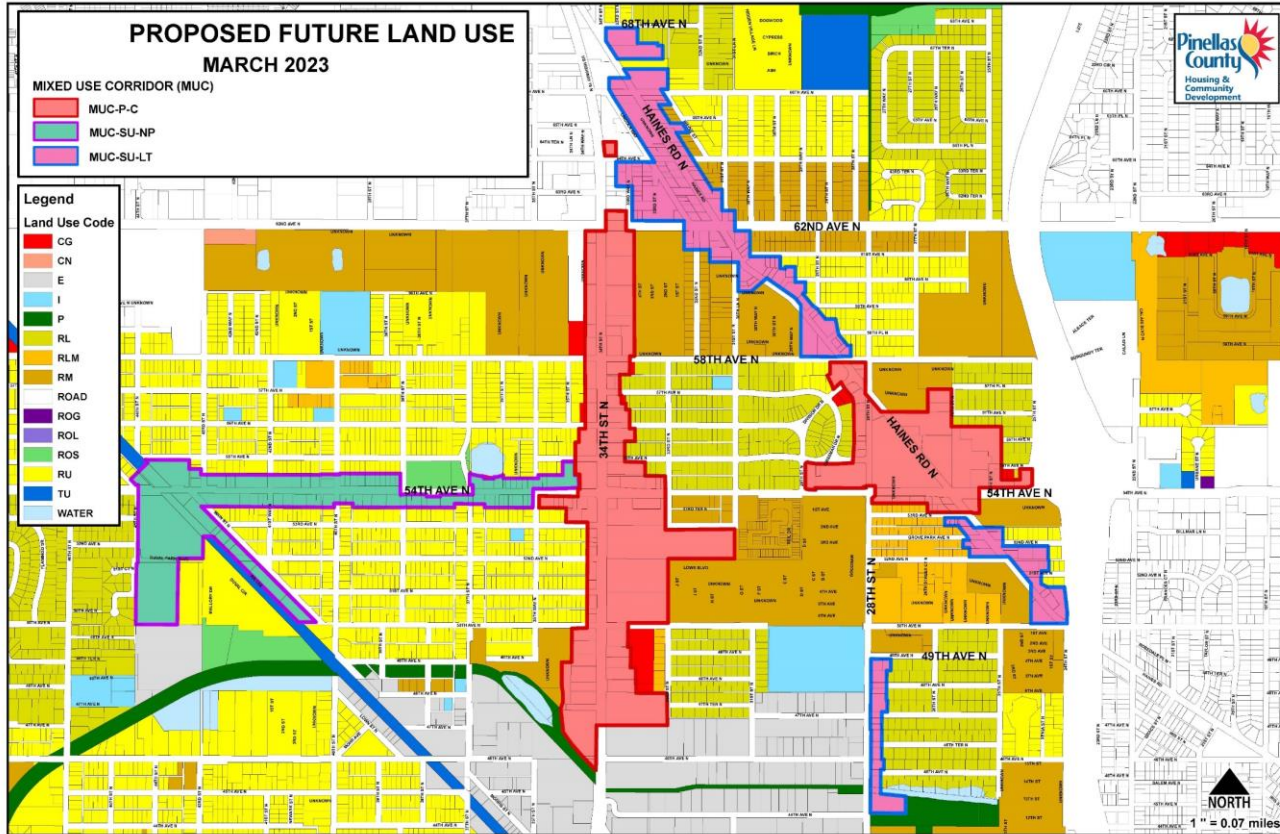
Future Land Use Map (FLUM) amendment

- **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 34th Street N (US Highway 19) and the Haines Road/54th Street N/28th Street N triangle

FLU-23-04 Future Land Use Map (FLUM)



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



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*

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

Board of County Commissioners

- **July 18, 2023 – transmittal hearing (to State and regional review agencies)**
 - No adverse impacts; no objections
- **November 14, 2023 – adoption hearing**



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 the Lealman Form Based Code**
- **Consistent with the Comprehensive Plan**

Board of County Commissioners

- **July 18, 2023 – transmittal hearing (to State and regional review agencies)**
 - No adverse impacts; no objections
- **November 14, 2023 – adoption hearing**



Discussion



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