

# LEALMAN FBC UPDATE

Status Report and Preview









February 09, 2023

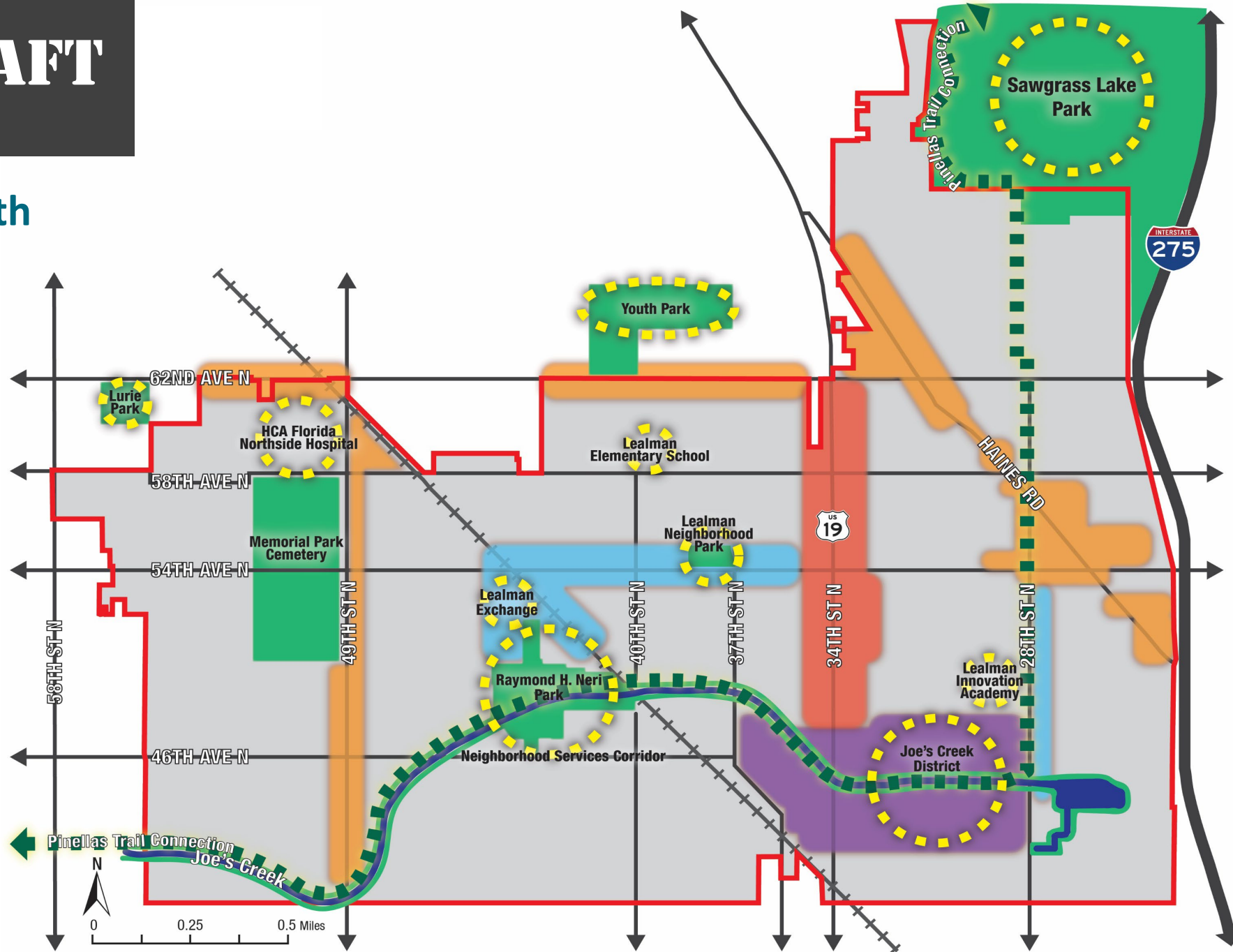


# VISION MAP DRAFT

Drafted in collaboration with the Lealman CRA Citizen Advisory Committee (CAC)

## Legend

-  Points of Activity
-  Major Bike/Ped Connection
-  Lealman CRA Boundary
-  Neighborhood Park District
-  Redevelopment Corridors
-  Higher Intensity Corridor
-  Joe's Creek District
-  Established Areas



# BENEFITS OF A FBC?

## Form-Based Codes (FBCs)...



Are **streamlined** to encourage economic development



Are **focused on predictability and outcomes** (quality, cohesive development)



Allow a **mix of uses and adaptability over time** as the market changes



Improve **aesthetics** and **promote walkability** through a focus on the “public realm”

**The Lealman FBC is designed to implement scale/use mix consistent with the Vision**

# FBC IN PRACTICE

## What the L-FBC Does

- Updates zoning along major corridors to achieve CRA Plan objectives/vision
  - Portions of 54<sup>th</sup> Ave, 34<sup>th</sup> St, 28<sup>th</sup> St, and Haines Rd
- Applies to new development
- Includes district standards that focus on building form
- Provides standards for transitions to existing neighborhoods to promote compatibility

## What the L-FBC Does Not Do

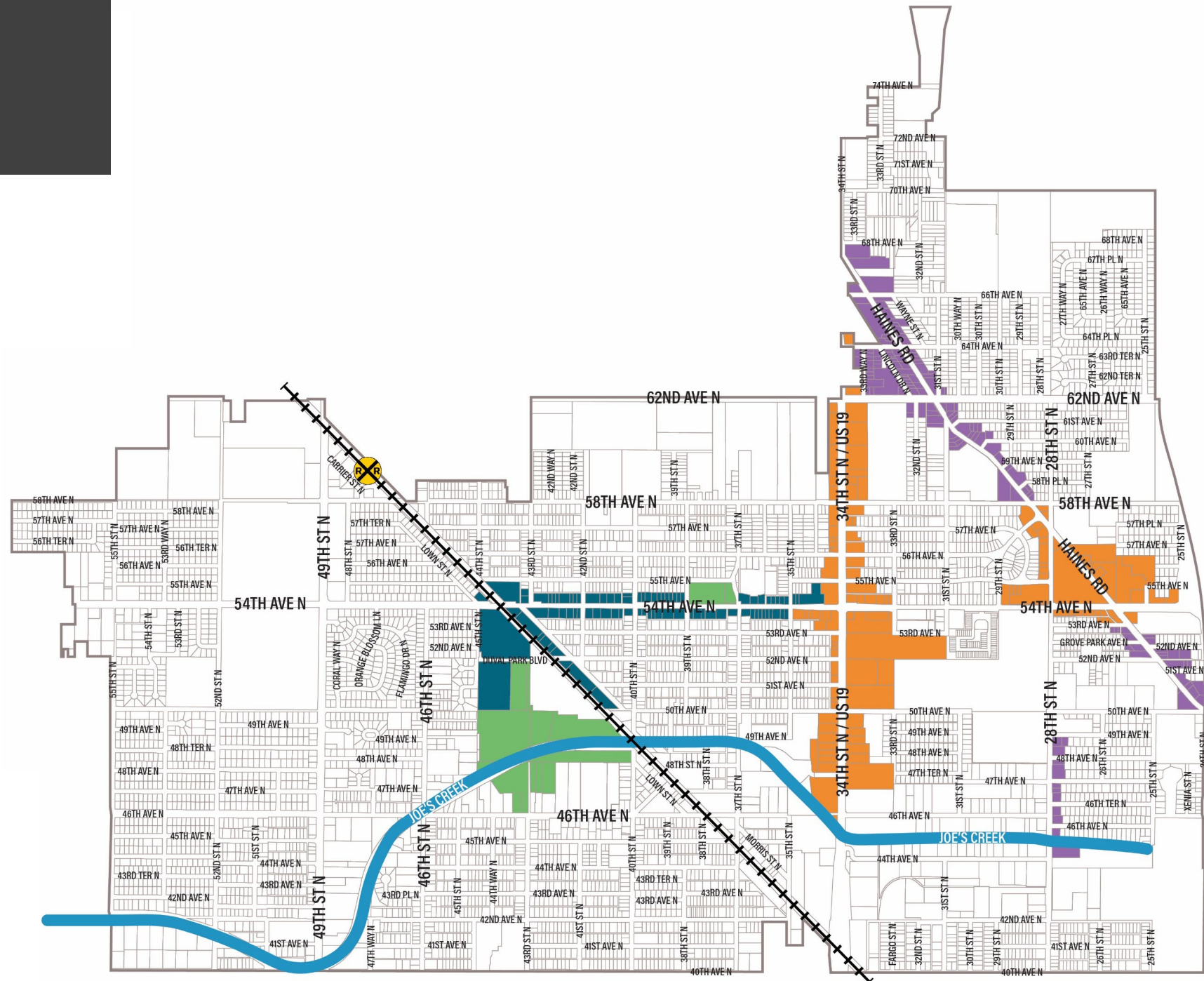
- Does not focus on rezoning existing single-family residential zones
- Does not require you to make changes to your property unless you are in an L-FBC district and decide to expand or significantly remodel the exterior of your property

# L-FBC DISTRICT MAP

## L-FBC Districts

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

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



# COMMERCE DISTRICT

## Intent and Activities

- Continued use, enhancement, and new development of retail, office, and service needs for the local and surrounding communities. Wide range of uses permitted.

## Buildings

- Type: Mixed-use favoring retail and office
- Height: Low to mid-rise (1 to 8\* stories)
- Setbacks: Minimal setbacks required; maximum 80' front setback

## Parking

- No parking setback requirements
- Minimal parking permitted in front of buildings

*\*8-story max limited to 34<sup>th</sup> Street N*



# NEIGHBORHOOD PARK DISTRICT

## Intent and Activities

- Pedestrian-oriented streets that encourage a mix of uses, providing goods, services, and urban housing to the neighborhood.

## Buildings

- Type: Mixed-use and active retail & services
- Height: Mid-rise (2 to 5 stories)
- Setbacks: Minimal setbacks required; maximum 30' front setback

## Parking

- No parking setback requirements
- Parking encouraged at side and rear of buildings
- Building setbacks won't accommodate more than one row of parking in front of buildings





# LOCAL TRADE DISTRICT

## Intent and Activities

- Small scale and craft manufacturing, specialty repair, artisans, and other startup businesses

## Buildings

- Type: Small scale commercial services, mixed-use and flex spaces
- Height: Low to mid-rise (1 to 3 stories)
- Setbacks: Minimal setbacks required; maximum 30' front setback

## Parking

- No parking setback requirements
- Parking encouraged at side and rear of buildings
- Building setbacks won't accommodate more than one row of parking in front of buildings



# NEXT STEPS

- **February 9<sup>th</sup>** : Board of County Commissioners Work Session
- **February 22<sup>nd</sup>**: Citizen Advisory Committee (CAC) meeting
- **March 22<sup>nd</sup>** : Adoption Process Begins
  - **May 10<sup>th</sup>**: Local Planning Agency
  - **July 18<sup>th</sup>**: BCC Transmittal
  - **September 13<sup>th</sup>**: Forward Pinellas Board Hearing
  - **October 17<sup>th</sup>**: CPA Public Hearing
  - **November 14<sup>th</sup>**: Final Adoption

