



## Housing & Community Development

**Re: Case No. FLU-23-04 and ZON-23-05  
Lealman Form Based Code**

**Pinellas County Housing and Community Development Department, Applicant**

Dear Property Owner:

April 19, 2023

This is an important notice about upcoming public hearings regarding the use of land. It is being provided because you are either a property owner within the Lealman Form Based Code area, or you own land near the area. If you would like a copy of the draft Form Based Code or have any questions regarding this important matter, please call our office at (727) 464-8200, email or visit us at the address listed below. Written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Boards for their consideration in support of, or in opposition, must be submitted at least one week (7 days) in advance of the advertised hearing and may be directed to the Pinellas County Housing and Community Development Department Planning Division located at 310 Court Street, Clearwater, FL 33756, or email us at [planner@pinellas.gov](mailto:planner@pinellas.gov).

**The property consists of approximately 168.63 acres comprising various parcels with the Lealman Community Redevelopment Area (CRA).**

**The purpose of these hearings will be to consider a Future Land Use Map change to MUC-SU-NP, Mixed Use Corridor-Supporting-Neighborhood Park; MUC-SU-LT, Mixed Use Corridor-Supporting-Local Trade; and MUC-P-C, Mixed Use Corridor-Primary-Commerce; and an associated re-zoning of all property to L-FBC, Lealman Form Based Code. Certain matters heard by the Local Planning Agency and Board of County Commissioners are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the boards in deciding the matters before them. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the boards. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence.**

**A public hearing will be held by the Local Planning Agency (LPA) on May 10, 2023, at 9:00 A.M. in the County Commission Assembly Room, 315 Court Street, 5<sup>th</sup> Floor, Clearwater, FL. The LPA will make a recommendation to the Board of County Commissioners. The Board of County Commissioners will then hold a public hearing on July 18, 2023, at 6:00 P.M. in the County Commission Assembly Room, 315 Court Street, 5<sup>th</sup> Floor, Clearwater, FL.**

**You are invited to attend these hearings and to express your views on this matter either in-person or virtually. If you would like to attend virtually, please call or email us for instructions at least three (3) business days before the hearing.**

**PLEASE NOTE COUNTY ATTORNEY'S OFFICE REPRESENTS AND ADVISES THE BOARD AND COUNTY STAFF BUT CANNOT GIVE LEGAL ADVICE TO THE APPLICANT OR OTHER INTERESTED PARTIES.**

**Appeals of any final decision must be filed within 30 calendar days of the decision. Persons are advised that if they decide to file an appeal, they will need a record of the proceedings and for such purpose they may need to ensure that a verbatim record of the proceedings is made.**

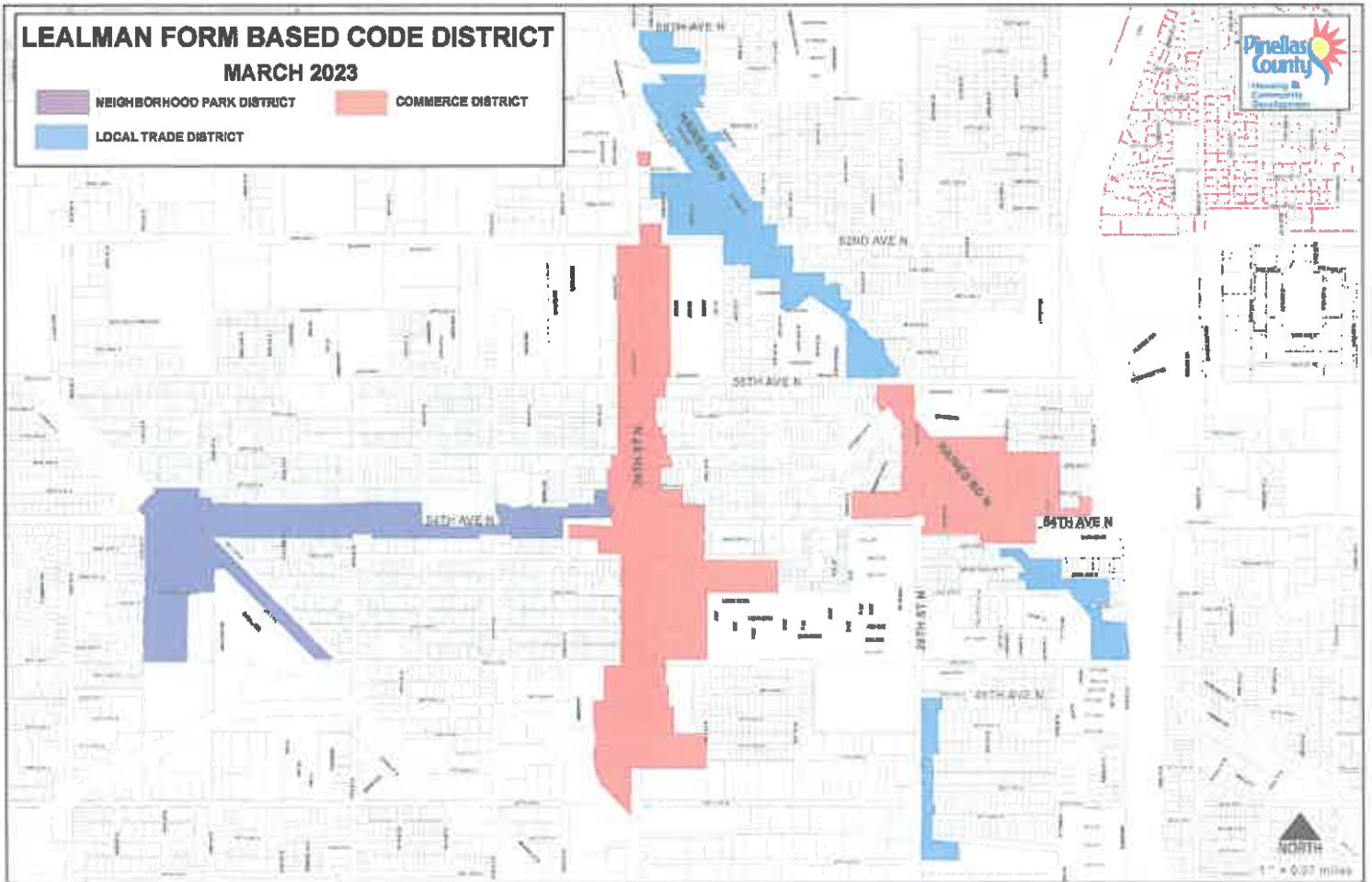
**FAILURE BY THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE OF THE APPLICANT TO APPEAR AT THE SCHEDULED PUBLIC HEARINGS MAY RESULT IN AN AUTOMATIC DENIAL OF THE REQUEST.**

### **SPECIAL ACCOMMODATIONS**

**Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing [accommodations@pinellas.gov](mailto:accommodations@pinellas.gov) at least three (3) business days before the need for reasonable accommodation. You may also call (727) 464-4882.**

**Sincerely, PINELLAS COUNTY HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT**

# Proposed



**Case Numbers FLU-23-04 & ZON-23-05**