

ORDINANCE NO. 23-27

(Adopted for purposes of final transmittal to the state land planning agency as required by Section 163.3184(4), Florida Statutes)

ORDINANCE AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) CATEGORY DESCRIPTIONS & RULES, PART 1 – FUTURE LAND USE MAP (FLUM) CATEGORY DESCRIPTIONS TO ADD THE 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 FUTURE LAND USE MAP DESIGNATIONS TO FACILITATE IMPLEMENTATION OF THE LEALMAN FORM BASED CODE; AND AMENDING THE UNINCORPORATED PINELLAS COUNTY FUTURE LAND USE MAP LEGEND; AS PER STATE STATUTE REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Pinellas County is committed to an ongoing and vibrant comprehensive planning program that addresses the needs of the citizens of the County; and WHEREAS, Section 163.3167, Florida Statutes, part of Florida’s Community Planning Act, requires Pinellas County to maintain a comprehensive plan to guide its future development and growth; and

WHEREAS, the provisions of Section 163.3184, Florida Statutes, relate to the process for the enactment of Comprehensive Plan amendments; and

WHEREAS, the provisions of Section 163.3177 Florida Statutes, are addressed through the Goals, Objectives, Policies and Strategies defined in the Pinellas County’s Comprehensive Plan; and

WHEREAS, the Comprehensive Plan furthermore identifies Future Land Use Map categories that establish permitted land uses, residential densities, and nonresidential Floor Area Ratios (FAR) for the application of land development regulations; and

WHEREAS, the Lealman Community Redevelopment Area (CRA) Plan was adopted in 2016; and

WHEREAS, the CRA Plan established redevelopment objectives and strategies for the Lealman CRA; and

WHEREAS, as redevelopment occurs in Lealman, Objective 5 of the CRA Plan recognizes the importance of urban form and recommends the creation of a regulatory mechanism that allows for predictable form and function and fosters a more cohesive, pedestrian scale and distinctive character; and

WHEREAS, new Comprehensive Plan land use designations can assist in establishing such a regulatory mechanism in the form of a Lealman form based code; and

WHEREAS, the County has developed the Lealman Form Based Code to serve as that urban form regulatory mechanism intended to guide development and redevelopment within the Lealman CRA in a

way that achieves the overall desired built environment that matches the vision established in the CRA Plan, while still being respectful and complimentary to the established Lealman neighborhoods; and

WHEREAS, the Local Planning Agency held a public hearing to review the proposed amendments to the Comprehensive Plan establishing new Future Land Use Map designations and an associated new Lealman Form Based Code on May 10, 2023, found the amendments in compliance with the Pinellas County Comprehensive Plan, and recommended adoption by the Board of County Commissioners.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS of Pinellas County Florida, on _____, _____, 2024, that:

SECTION 1. Three new Mixed Use Corridor (MUC) Future Land Use Map designations comprised of 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 are hereby adopted and added to the Pinellas County Comprehensive Plan Future Land Use Map (FLUM) Category Descriptions & Rules, Part 1 – Future Land Use Map (FLUM) Category Descriptions and are attached in Exhibit A.

SECTION 2. Severability. If any section, paragraph, clause, sentence, or provision of the Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect therefore shall be confined to the section, paragraph, clause, sentence, or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

SECTION 3. Location of Records. Pursuant to requirements of Section 125.68, Florida Statutes, this Ordinance is incorporated into the Pinellas County Comprehensive Plan, located at, and maintained by, the Clerk of the Pinellas County Board of County Commissioners.

SECTION 4. Filing of Ordinance; Establishing an Effective Date. Pursuant to Section 163.3184(3), Florida Statutes, if not timely challenged, an amendment adopted under the expedited provisions of this section shall not become effective until a minimum of 31 days after adoption. If timely challenged, the amendment shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. Notwithstanding the above, the enforceability of this ordinance is contingent upon the approval and adoption of case ZON 23-05, and will therefore not be effective until January 1, 2024.

EXHIBIT A