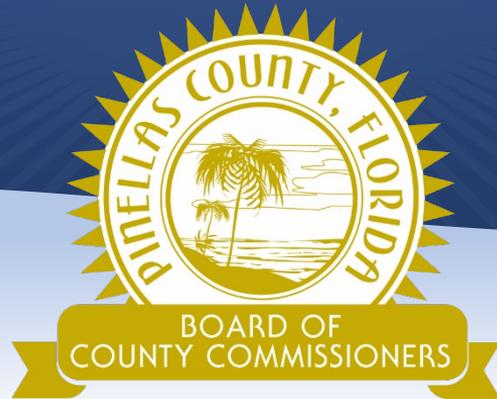


# Amendments in Support of the Lealman Form Based Code

Case Nos. LDR-23-01 and ZON-23-05

November 14, 2023



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

# Requests – Land Development Regulations and Zoning



## 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.**



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

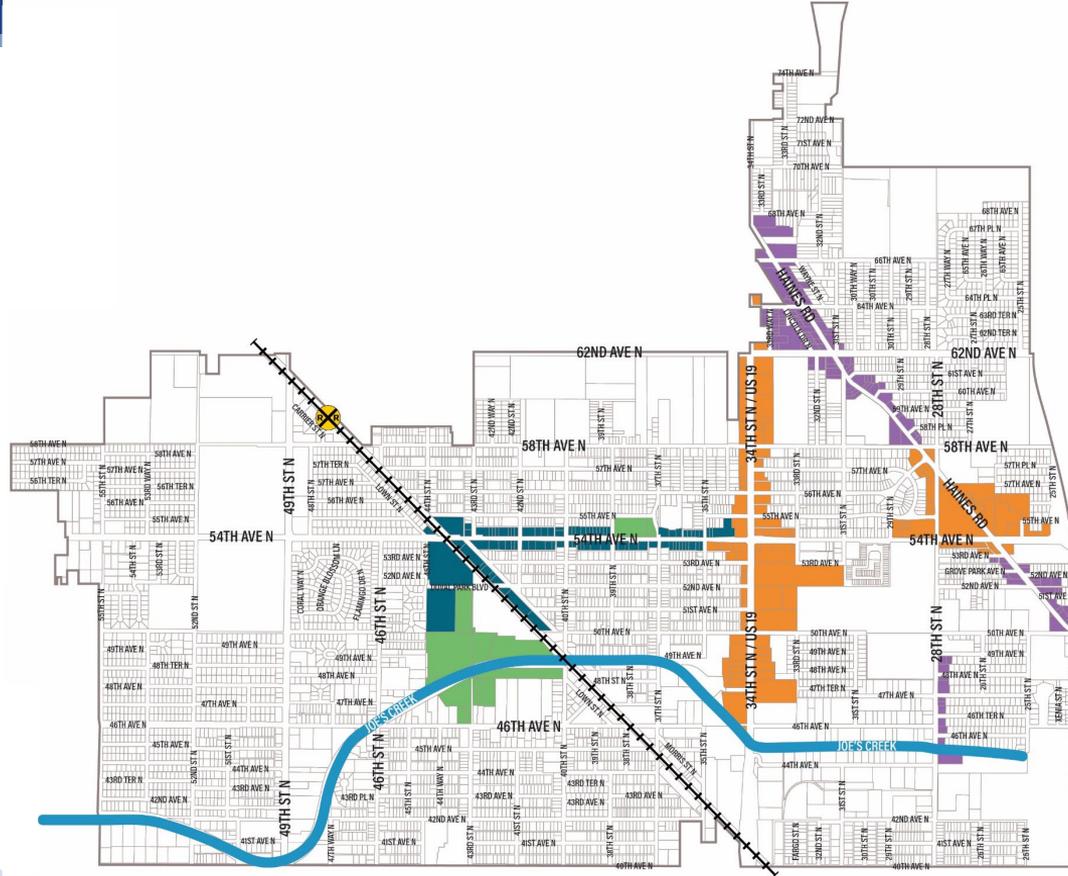
- **CP-23-01**
  - **Comprehensive Plan amendment to establish three (3) new Mixed Use Corridor designations in the *Future Land Use Element, Future Land Use Map Category Description and Rules.***
- **FLU-23-04**
  - **Future Land Use Map (FLUM) amendment to designate three (3) new Mixed Use Corridor designations on approximately 168.63 acres of property within the Lealman Community Redevelopment Area (CRA).**



# Location

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

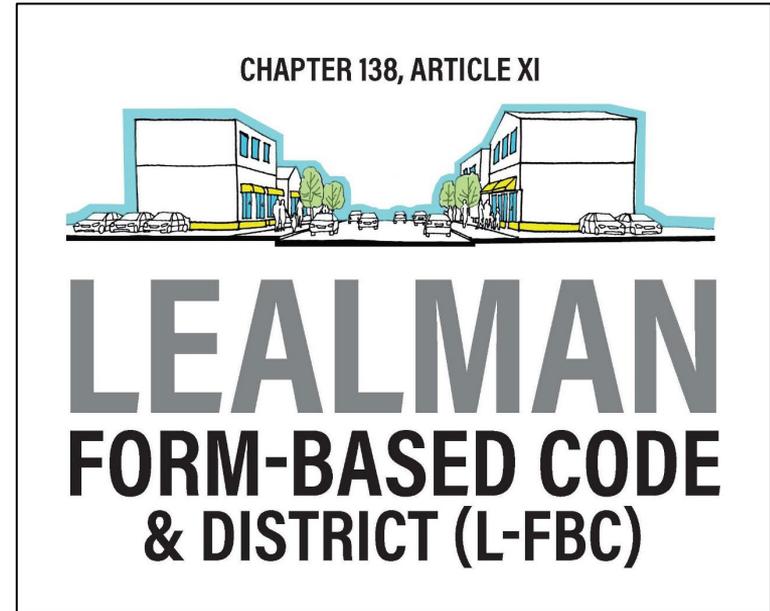
\*Established parks and/or open space, not intended for redevelopment



# LDR-23-01 – Request

## Land Development Code (LDC) amendment

- **Add new Lealman Form Based Code (L-FBC) and associated zoning district category to the Pinellas County Land Development Code (LDC)**
  - *New LDC Chapter 138, Article XI. - The Lealman Form Based Code.*



# LDR-23-01 – 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”

# LDR-23-01 – 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

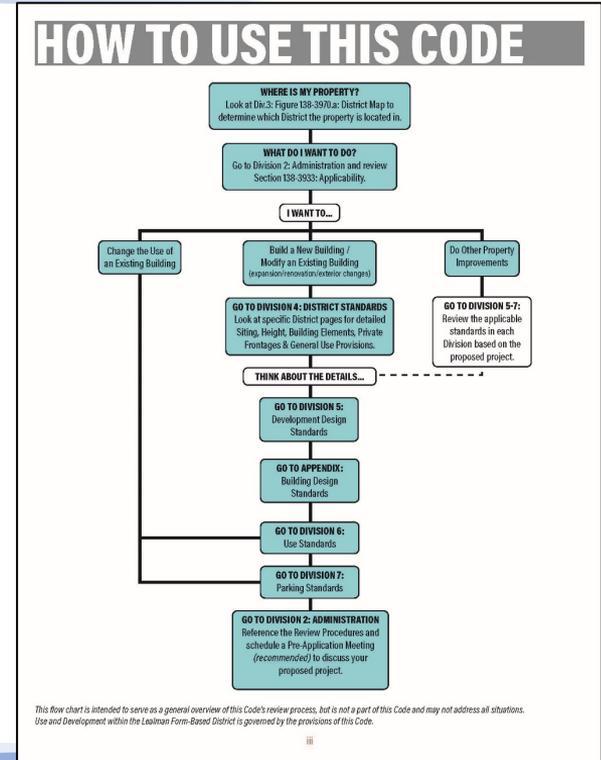
- Does not focus on rezoning existing single-family residential zones
- Does not require you to make changes to your property unless you are in an L-FBC district and decide to expand or significantly remodel the exterior of your property

# LDR-23-01 – Request

- **Eight (8) Divisions (chapters) + Appendix**

- 1) General Provisions
- 2) Administration
- 3) District Map
- 4) District Standards
- 5) Development Design Standards
- 6) Use Standards
- 7) Parking Standards
- 8) Definitions
- Appendix – Building Design Standards

- **‘How to’ guide included for ease of use**



# LDR-23-01 – Request

- **Three (3) FBC Districts**
  - **Neighborhood Park (NP)**
  - **Local Trade (LT)**
  - **Commerce (C)**
- **Setbacks/Building Placement, Building Frontage, Building Height, Façade Transparency, Building Projections, Entry Locations**

## DIVISION 4: DISTRICT STANDARDS

### SECTION 138-3985. INTENT

- (a) The District Standards are intended to shape the physical and functional character of the street-space of the Uniform Form Based District, with the goal of creating an active, pedestrian-friendly public realm. The form and function standards for building frontages not only frame the street-space, but also allow for greater flexibility behind the building's façade. The District Standards are intended to aim for the minimal regulation necessary to achieve this goal.
- (b) The District Standards establish the standards for development and redevelopment of properties, with a focus on building placement, height, and functional elements, such as fenestration (windows and doors).

### SECTION 138-3986. GENERAL PROVISIONS

The following provisions apply to all Districts, unless otherwise specified within the LFBC:

#### (a) LOTS WITH MULTIPLE STREET FRONTAGES

- (1) For corner and through lots (multiple-frontage lots), each public street (not including alleys) must be treated as a front for the determination of setbacks. (See LFBC Div. 4; Figure 138-3986.a)
- (2) For multiple-frontage lots, the primary frontage is the street frontage with the highest classified street type per the Pinellas County Functional Classification of Roadways Map (as identified in the Pinellas County Comprehensive Plan). If the street types are the same, the applicant may choose the primary and secondary frontages.
- (3) Structures may not extend beyond the minimum front setback requirement along any secondary frontage. The maximum setback must be met along any secondary frontage either by a structure, fence/wall, hedge row, or of a similar treatment.

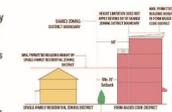
Figure 138-3986.a Multiple Frontages by Lot Types



#### (b) NEIGHBORHOOD MANNERS

- (1) **Height.** When a form-based code district shares a boundary with a single-family residential zoning district (as established in LDC Section 138-317), the maximum height in the form-based code district shall be equal to the single-family residential zoning district plus 1 story. This limitation only applies to the portions of the form-based code district within 50 feet of the shared zoning district boundary. (See LFBC Div. 4; Figure 138-3986.b)
- (2) **Setback.** When a form-based code district shares a boundary with a single-family residential zoning district, a minimum 15-foot building setback is required from the shared zoning district boundary.
- (3) **Residential Buffer.** A buffer, meeting the requirements of LFBC Div. 5; Section 138-462(2), must be provided along any shared rear or side property line of a property in a form-based code district and a single-family residential zoned property. A buffer is not required between the building façade and an abutting street or any portions that abut an alley. The buffer must be provided entirely

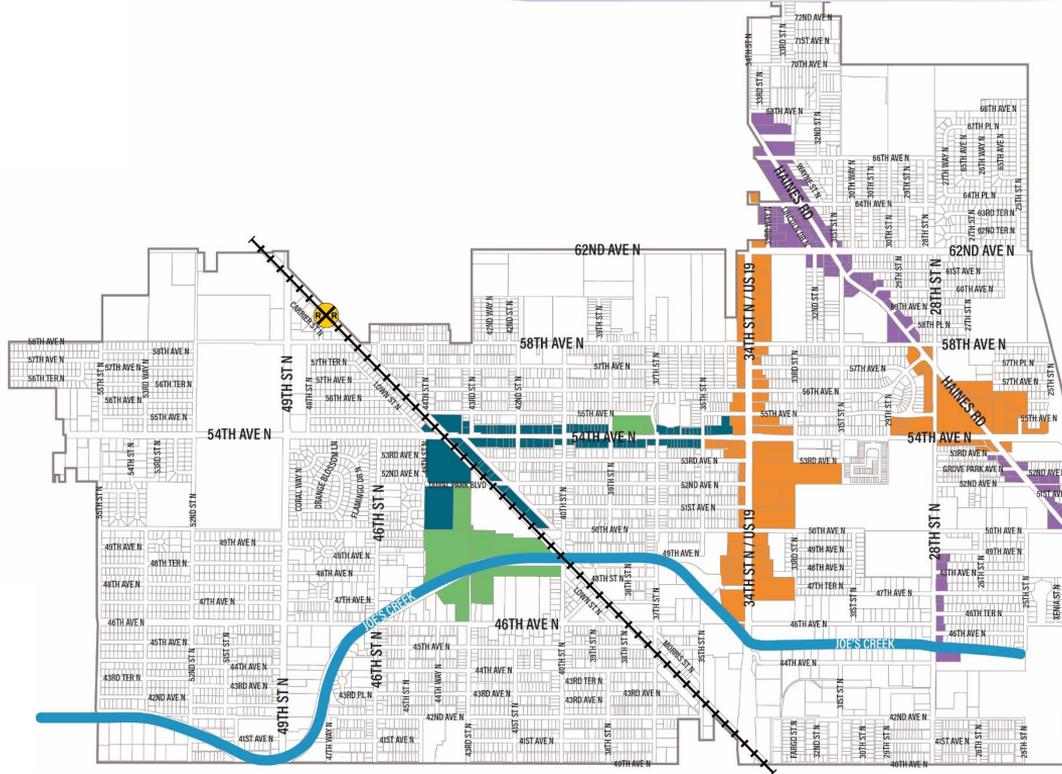
Figure 138-3986.b Neighborhood Manners



## 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



- **Tables for quick reference**
  - Permitted uses
  - Parking standards
  - Landscaping
  - Signage
- **Graphics for clarity and ease of use**
  - Building siting
  - Building height
  - Neighborhood manners
  - Setback measurements

## (b) SITING

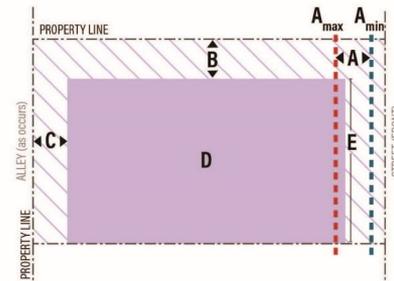


TABLE 138-3990.a

REQUIREMENT	MIN.	MAX.
A Front Setback	5 ft	55 ft
B Side Setback <sup>1,2</sup>	-	-
C Rear Setback <sup>2</sup>	10 ft	-
D Lot Coverage	Per Future Land Use ISR Allowance	
E Building Frontage	50%	-

TABLE NOTES:

1. Refer to *LFBC Div. 4: Section 138-3986(b)(2)* when a form-based code district is adjacent to a single-family residential zoned district.
2. When an alley is present, the minimum rear/side setback is a minimum of 12 feet, measured from the centerline of the alley.

## (c) HEIGHT

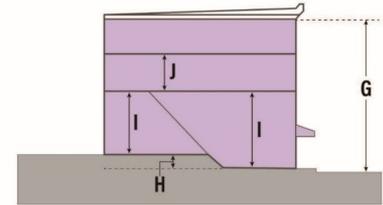


TABLE 138-3990.b<sup>1</sup>

REQUIREMENT	MIN.	MAX.
G Building Height <sup>1</sup>	1 story	3 stories <sup>2</sup>
H Ground Floor Elevation (Residential Uses)	2 ft	-
I Ground Story Clearance Single Story Buildings	12 ft 14 ft	22 ft 22 ft
J Upper Story Clearance	9 ft	12 ft

TABLE NOTES:

1. Refer to *LFBC Div. 4: Section 138-3986(b)(1)* when a form-based code district is adjacent to a single-family residential zoned district.
2. Buildings cannot exceed a maximum height of 45 feet.



- **Appendix – Building Design Standards**
  - **Photographic images to illustrate various permissible building types**
  - **Included to provide building type examples**
  - **Illustrative only, not regulatory**

**SECTION 138-4129(a)(4).  
MULTI-PLEX, LARGE**

*Example of a 4-story large multi-plex structure.*

*A multi-plex, large structure with a single, shared entryway.*

*A 10-unit multi-plex, large structure in a neighborhood.*

**a. DESCRIPTION**  
A medium to large sized structure that accommodates 7 - 12 side-by-side or stacked dwelling units, typically with one shared entry. This building type is typically located within medium density neighborhoods and provides additional density and housing variety within an appropriately scaled structure.

**b. TYPICAL DISTRICTS** MP O L1

**c. TYPICAL FEATURES**

- UNITS: 7-12
- BUILDINGS PER LOT: 1
- HEIGHT: 2-5 Stories
- USES: Residential

**d. PRIVATE FRONTAGE TYPES:**

- Dooryard
- Shop

*General Note: Photos on this page are illustrative, not regulatory.*

RESIDENTIAL BUILDING TYPE

**SECTION 138-4129(a)(10).  
FLEX BUILDING**

*Repurposed auto repair shop to restaurant.*

*Converted industrial building to mixed-use.*

*Example of converted warehouse space to art studio and retail shops.*

**a. DESCRIPTION**  
A small structure that is situated on a corner lot with sidewalks along the sidewalk built at street level. It rises one story in height. This building type may be mixed-use with either office or residential on the upper story(ies). This building type is appropriately scaled to complement primarily residential neighborhoods and is important for providing neighborhood-serving businesses to nearby residences.

**b. TYPICAL DISTRICTS** MP O L1

**c. TYPICAL FEATURES**

- UNITS: Variable
- HEIGHT: 1-3 Stories
- USES: Industrial/Detail Office; Automotive; Recreational/Residential

**d. PRIVATE FRONTAGE TYPES:**

- Dooryard
- Shop
- Overyard
- Shopfront

*General Note: Photos on this page are illustrative, not regulatory.*

COMMERCIAL / MIXED-USE BUILDING TYPE

# ZON-23-05 – Request

## Zoning Atlas Amendment

- **L-FBC, Lealman Form Based Code Zoning District**
- **Approximately 168.63 acres total**
  - Change from C-1, Neighborhood Commercial, C-2, General Commercial & Services, E-1, Employment-1, E-2, Employment-2, I, Heavy Industry, GO, General Office, LO, Limited Office, GI, General Institutional, R-3, Single Family Residential & R-4, One, Two & Three Family Residential to **L-FBC** comprising various parcels within the Lealman Community Redevelopment Area (CRA).
- **Zoning regulations contained in *new* Article XI. - Lealman Form Based Code**

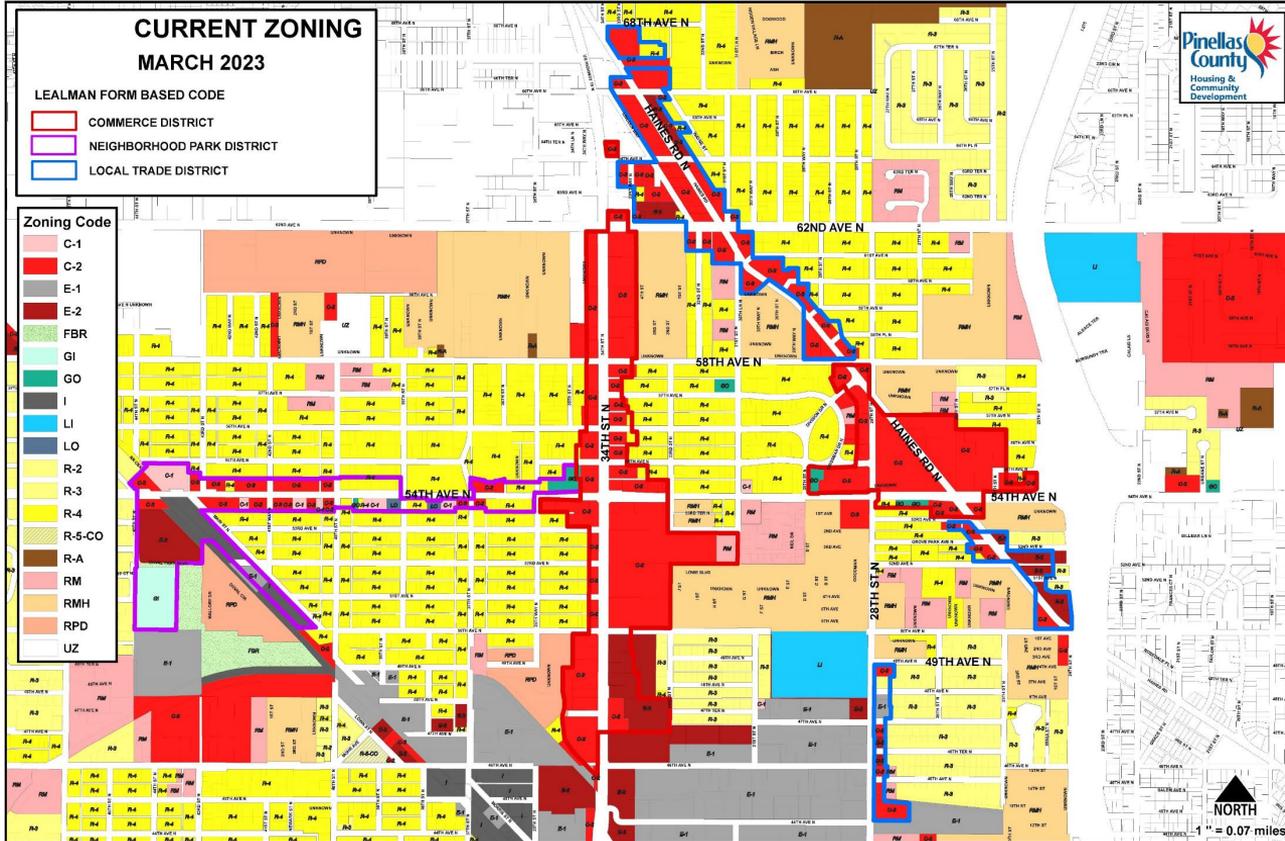
# ZON-23-05 – Request

## L-FBC, Lealman Form Based Code Zoning District

- **Neighborhood Park District (NP)**
  - 81 land parcels totaling approximately 36.5 acres
- **Commerce District (C)**
  - 104 land parcels totaling approximately 93.4 acres
- **Local Trade District (LT)**
  - 131 land parcels totaling approximately 38.7 acres
- *Occupies the same areas as the companion FLUM amendment (FLU-23-04)*

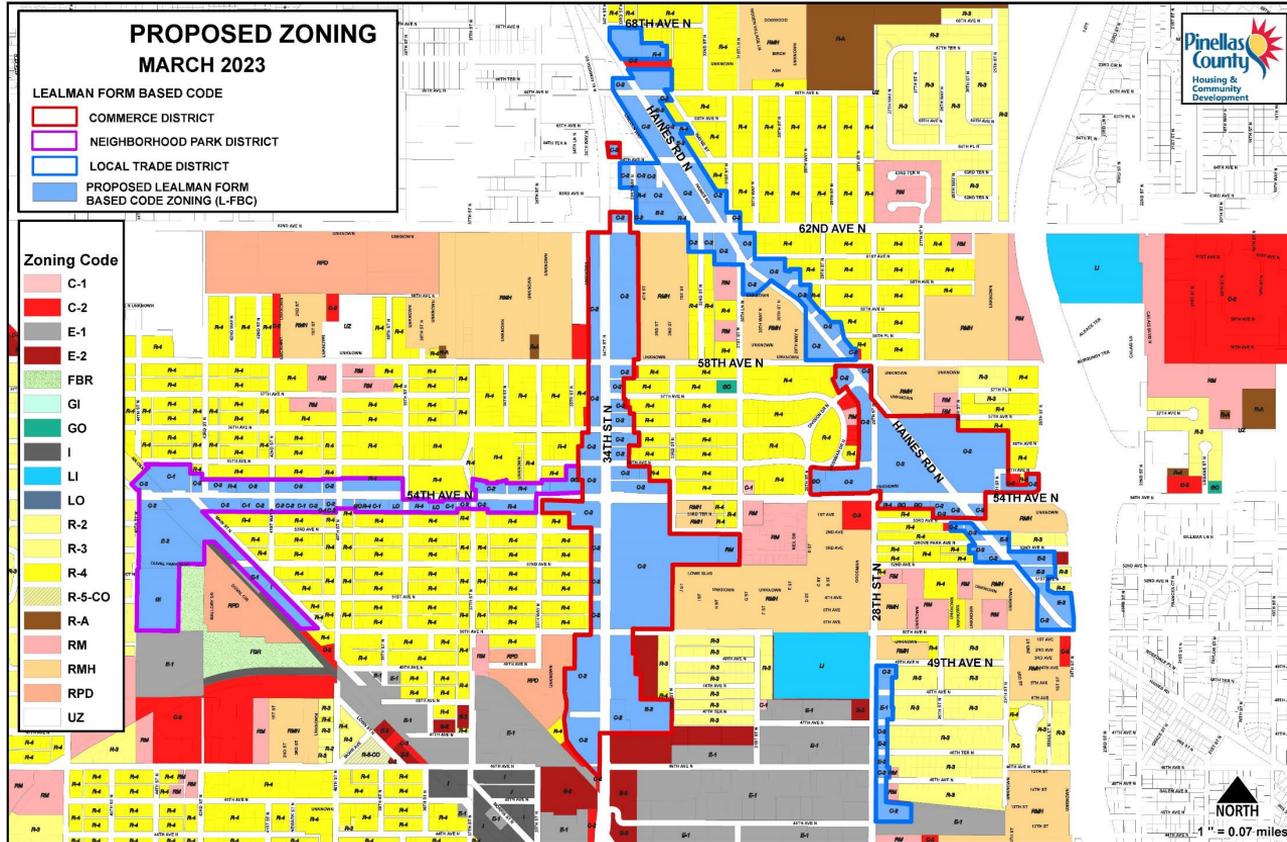
# ZON-23-05

## Zoning Atlas – current



# ZON-23-05

## Zoning Atlas – 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 – Land Development Code (LDR-23-01)



## Land Development Code amendment to adopt the Lealman Form Based Code zoning district

- **Furthers implementation of the Lealman CRA Plan**
- **Compatible with the three (3) new Mixed Use Corridor (MUC) land use designations proposed for adoption (FLU-23-04)**
- **Provides cohesive zoning district regulations and standards tailored to key Lealman area corridors**
- **Consistent with the Comprehensive Plan**

**Development Review Committee recommends Approval**

**Local Planning Agency recommends Approval**

*Board of County Commissioners adoption hearing – December 12, 2023*



# Recommendation – Zoning Atlas (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 L-FBC, Lealman Form Based Code zoning district**

- **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 zoning districts into one, cohesive designation 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 adoption hearing – December 12, 2023*



# Discussion



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

