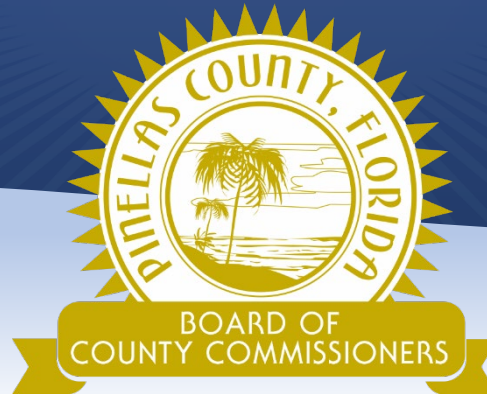


# Amendments in Support of the Lealman Form Based Code

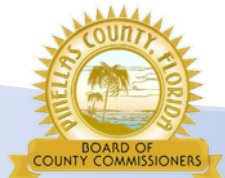
Countywide Plan Map Amendment to the  
Countywide Planning Authority  
November 14, 2023



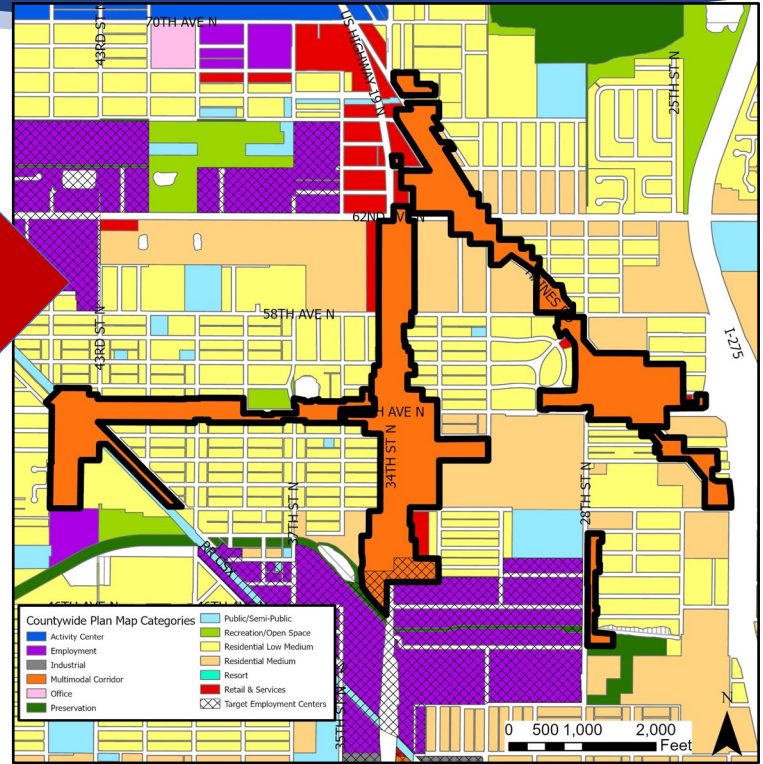
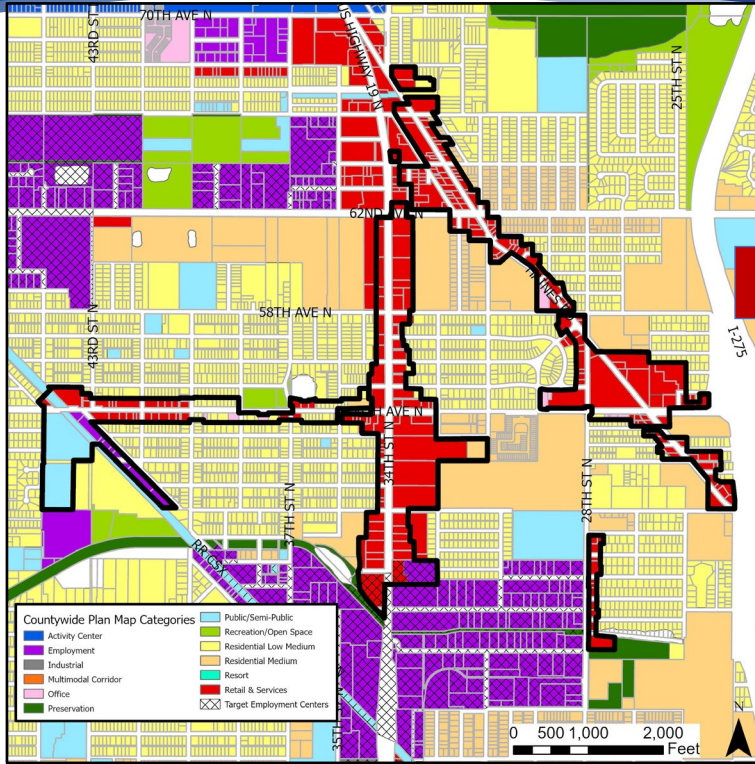
**Our Vision:**  
To Be the Standard for  
Public Service in America.

## Amend the Countywide Plan Map from various land use designations to Multimodal Corridor Supporting (MMC-Su) and Multimodal Corridor Primary (MMC-P)

- **Approximately 171.6 acres total within the Lealman CRA**
  - **MCC-Su – 77.1 acres, m.o.l.**
    - Primarily focused on 54<sup>th</sup> Avenue N, Haines Road, and 28th Street N
  - **MCC-P – 94.5 acres, m.o.l.**
    - Primarily focused on 34<sup>th</sup> Street N (US Highway 19) and the Haines Road/54<sup>th</sup> Street N/28<sup>th</sup> Street N triangle



# Countywide Plan Map – current > proposed



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# Request – specifics

## Multimodal Corridor – Supporting (MCC-Su)

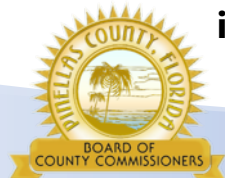
- **Characterized by low- and mid-rise, street-oriented buildings with activated retail and public spaces served by wider sidewalks with pedestrian amenities**
- **Maximum 1.0 FAR for nonresidential uses and an overall maximum building/project 1.5 FAR when residential is included**
  - Project FAR in lieu of a residential density calculation
  - Maximum project FAR intended to incentivize residential and mixed-use projects

## Multimodal Corridor – Primary (MCC-P)

- **Characterized by low to mid-rise buildings, screened parking with reduced/shared access points, and primary building entries with direct access to the street**
- **Maximum 1.2 FAR for nonresidential uses and an overall maximum building/project 2.0 FAR when residential is included**
  - Project FAR in lieu of a residential density calculation
  - Maximum project FAR intended to incentivize residential and mixed-use projects

## Tier III Amendment – *automotive and industrial/manufacturing*

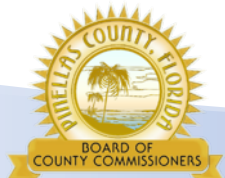
- **Permitted uses are wide-ranging and include *automotive and industrial/manufacturing*. (Permitted uses are ultimately controlled by the Lealman Form Based Code.)**
- **Uses exist throughout the subject corridors today, provide employment opportunities and are patronized by Lealman residents.**
- **Do not intend to kick-out such uses and further gentrify Lealman.**
- **Uses do not prevent the establishment of a functional multimodal corridor.**
- **Uses are within close proximity and are easily accessed by residents interior to the subject corridors.**
- **As conditions change, new use types could replace such automotive and industrial/manufacturing uses.**



# Request – specifics

## Flooding

- **Eight (8) land parcels within Special Flood Hazard Areas**
- **Parent Mixed Use Corridor (MUC) FLUM category includes requirements prohibiting additional residential density within the Coastal High Hazard Area (CHHA)**
- **Proposed MUC-SU and MUC-P FLUM designations note potential further restrictions limiting development within the Coastal Storm Area (CSA), CHHA, and flood hazard areas**
- **Proposed amendment will not result in an increase in density or intensity within the CHHA**



# Request – specifics

## Employment-related Categories and Uses

- **8.68 acres of property with a Target Employment Center (TEC) overlay**
- **Currently consists of a mix of retail services, commercial and employment land uses**
- **Proposed FLUM designation will include the potential for employment- and industrial-related land uses in recognition of both the character and needs of the area as well as the existing TEC**
- **Currently permitted land uses will continue to be permitted**





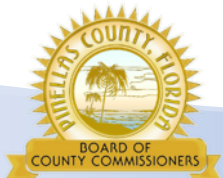


# The Lealman Form Based Code (L-FBC)



## Additional cases in support of adopting the 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: Pinellas County Future Land Use Map (FLUM) amendment (in correlation with this Countywide Plan Map amendment) 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)

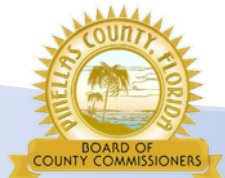


# The Lealman Form Based Code (L-FBC)



## Other cases in support of adopting the L-FBC

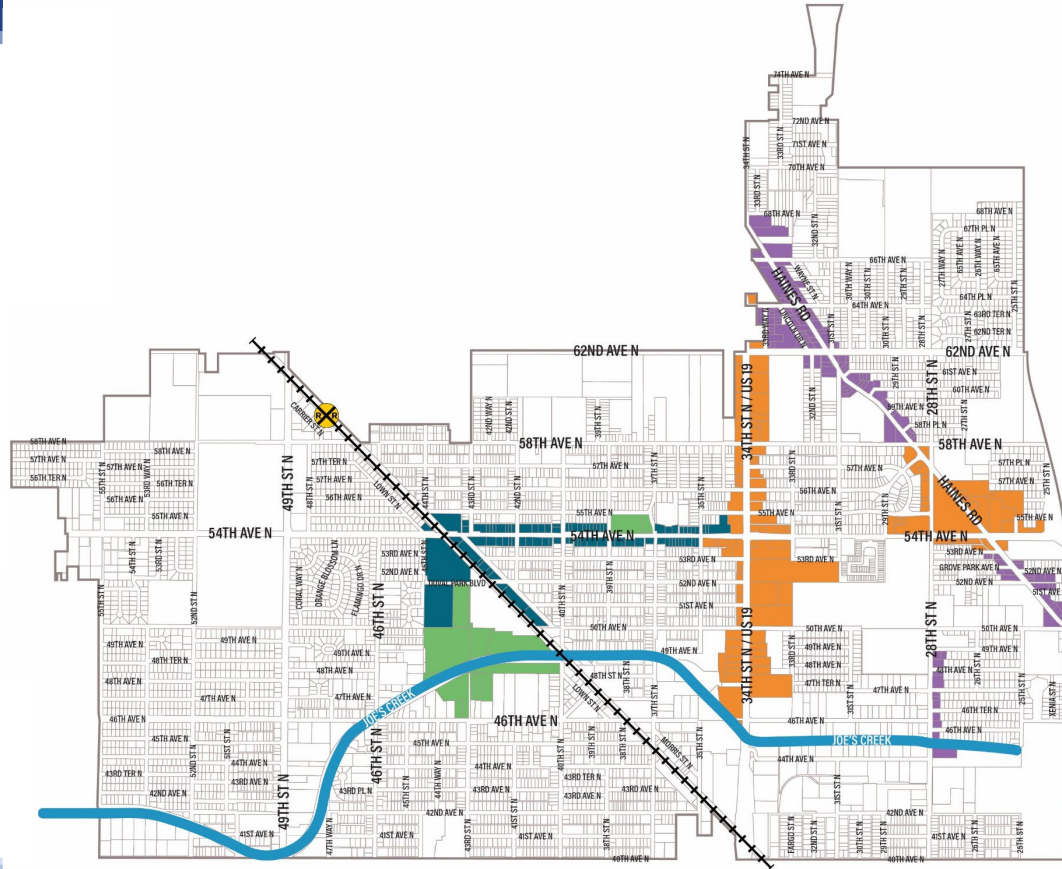
- **LDR-23-01: Amendment to adopt and include the L-FBC in the Pinellas County Land Development Code (LDC).**
- **ZON-23-05: Zoning Atlas amendment from various zoning district categories to L-FBC zoning district. (Same area as this Countywide Plan Map amendment and the FLUM amendment.)**



# Location – 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



# Public Engagement and 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**

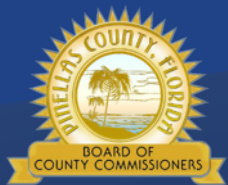
## **L-FBC document review**

- **Public and CAC**
- **County departmental staff**

## **General public phone calls and email inquiries**

## **Mailing notices**

# Discussion



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