

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 \_\_\_\_\_, \_\_\_\_\_, 2023, 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 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.

**APPROVED AS TO FORM**

By: Derrill McAteer  
Office of the County Attorney

# EXHIBIT A

## **Mixed Use Corridors**

Pinellas County has identified certain areas for urban redevelopment with a mix of land uses typically more dense/intense than the surrounding communities, including higher-density residential, appropriately organized, and scaled to support local retail, encourage walkability, and promote multiple modes of transportation. These areas are intended to support development that will create a strong sense of community identity for a specific area.

Currently adopted Mixed Use Corridors within unincorporated Pinellas County are listed below and described on the following pages.

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**MUC-SU-NP**  
**Mixed Use Corridor - Supporting - Neighborhood Park**  
**Lealman Community Redevelopment Area**

**MUC-SU-LT**  
**Mixed Use Corridor - Supporting - Local Trade**  
**Lealman Community Redevelopment Area**

**MUC-P-C**  
**Mixed Use Corridor - Primary - Commerce**  
**Lealman Community Redevelopment Area**

**MUC-SU-NP**

**MIXED USE CORRIDOR – SUPPORTING – NEIGHBORHOOD PARK**

**Purpose**

This designation generally depicts the 54<sup>th</sup> Avenue N corridor of the Lealman community. The corridor supports multiple modes of transportation, including automobile, truck, bus, bicycle, and pedestrian. The MUC-SU-NP designation promotes the design of pedestrian-oriented streets that encourage a mix of uses, providing goods, services, and urban housing to the neighborhood. Development within this district is characterized by low- and mid-rise, street-oriented buildings with activated retail and public spaces served by wider sidewalks with pedestrian amenities, and enhanced crosswalks; ultimately creating a dynamic public realm that fosters retail vitality.

**Use Characteristics**

Those uses as specifically set forth in the Lealman Form Based Code (L-FBC), generally including residential, lodging, office, retail/commercial, automotive, industrial/manufacturing, civil support, civic, and recreation.

**Location Characteristics**

This designation is primarily focused on the 54<sup>th</sup> Avenue N corridor of the Lealman community, including a portion of 45<sup>th</sup> Street N and Main Street. Properties designated are intended to provide a mix of land uses to support the neighborhood-serving function and longevity of the corridor as well as the surrounding neighborhoods.

**Standards**

<u>Designation</u>	<u>Maximum FAR – nonresidential uses</u>	<u>Maximum FAR – with residential*</u>
<u>MUC-SU-NP</u>	<u>1.0</u>	<u>1.5</u>

*\* At least 20% of gross building square footage must be residential. Does not include Accessory Dwelling Units.*

All land uses including residential are subject to an all-inclusive Floor Area Ratio (FAR). No maximum residential dwelling unit density is assigned to this designation; the maximum number of residential dwelling units achievable is limited by the maximum FAR for the overall building, along with any other policies and regulations pertaining to a particular development.

**Special Note**

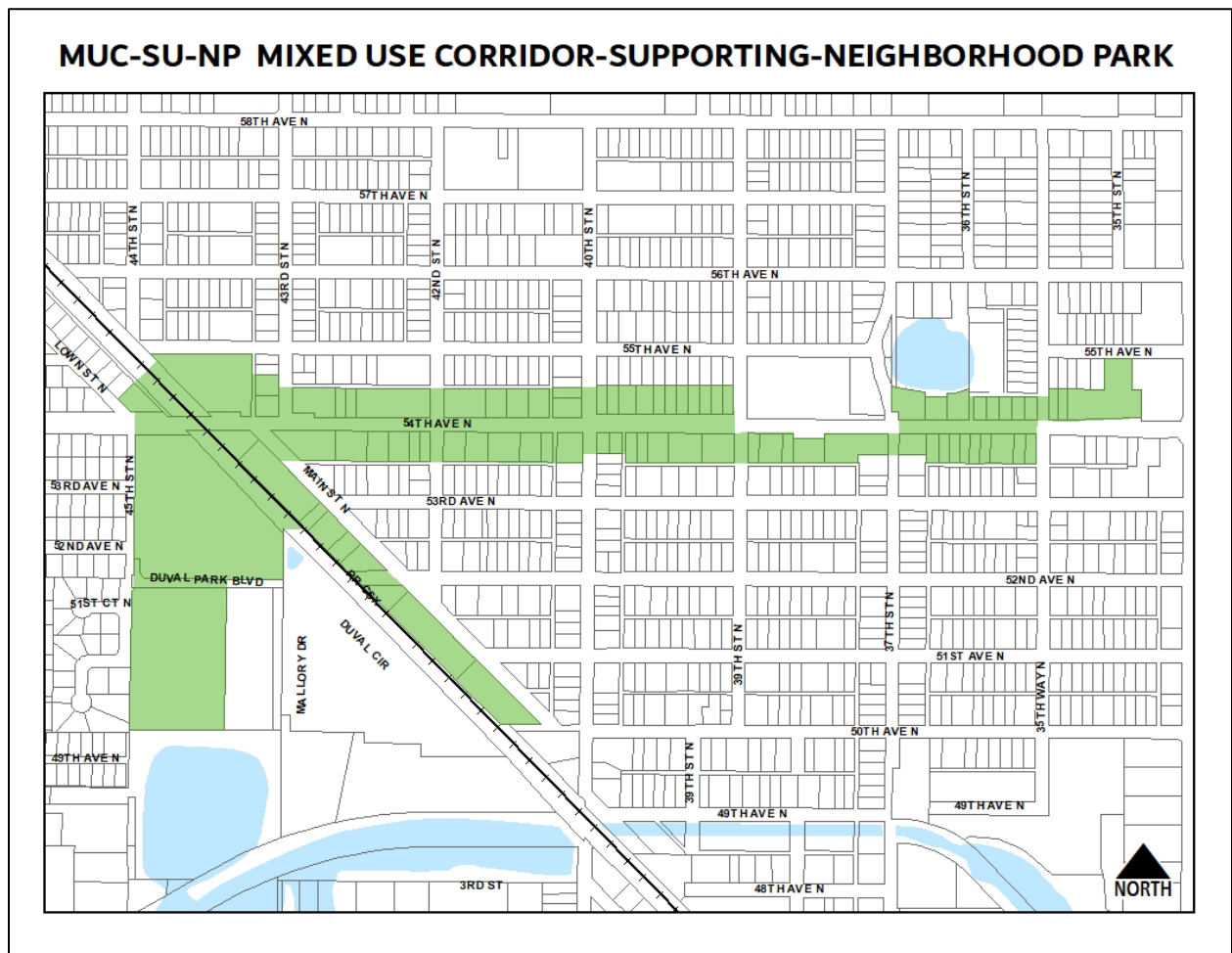
The above standards represent the maximum development intensity that may be permitted within this designation. Pinellas County Comprehensive Plan policies pertaining to activities within the Coastal Storm Area (CSA), Coastal High Hazard Area (CHHA), and flood hazard area may further restrict the density and intensity of development within this designation; as may the Pinellas County Land Development Code, including the Lealman Form Based Code (L-FBC), in order to ensure that

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development is compatible with the surrounding community and its distinctive characteristics, with the availability of public services and facilities, and with the area's natural and cultural resources.

### **Community Plan**

This land use designation is consistent with the Lealman Community Redevelopment Area (CRA) Plan for the Lealman Community. The Lealman Form Based Code (L-FBC) and associated L-FBC zoning district establishes the regulating plan to provide direct guidance and regulation intended to carry out this land use designation as well as implement the CRA Plan. Both the CRA Plan and the L-FBC are consistent and in compliance with the Pinellas County Comprehensive Plan.



**MUC-SU-LT**

**MIXED USE CORRIDOR – SUPPORTING – LOCAL TRADE**

**Purpose**

This designation generally depicts the Haines Road North corridor of the Lealman community. The corridor supports multiple modes of transportation, including automobile, truck, bus, bicycle, and pedestrian. The designation fosters entrepreneurship by incubating small scale and craft manufacturing, specialty repair, artisans, and other startup businesses. It includes standards that allow for a mix of building frontages, visual variation and the adaptive reuse of existing structures. This designation supports business retention and expansion through these flexible form standards.

**Use Characteristics**

Those uses as specifically set forth in the Lealman Form Based Code (L-FBC), generally including residential, lodging, office, retail/commercial, automotive, industrial/manufacturing, civil support, civic, and recreation.

**Location Characteristics**

This designation is primarily focused on the Haines Road N corridor and a portion of 28<sup>th</sup> Street N in the Lealman community. Properties designated are intended to provide a mix of land uses to support the neighborhood-serving function and longevity of the corridor as well as the surrounding neighborhoods.

**Standards**

<u>Designation</u>	<u>Maximum FAR – nonresidential uses</u>	<u>Maximum FAR – with residential*</u>
<u>MUC-SU-LT</u>	<u>1.0</u>	<u>1.5</u>

*\* At least 20% of gross building square footage must be residential. Does not include Accessory Dwelling Units.*

All land uses including residential are subject to an all-inclusive Floor Area Ratio (FAR). No maximum residential dwelling unit density is assigned to this designation; the maximum number of residential dwelling units achievable is limited by the maximum FAR for the overall building, along with any other policies and regulations pertaining to a particular development.

**Special Note**

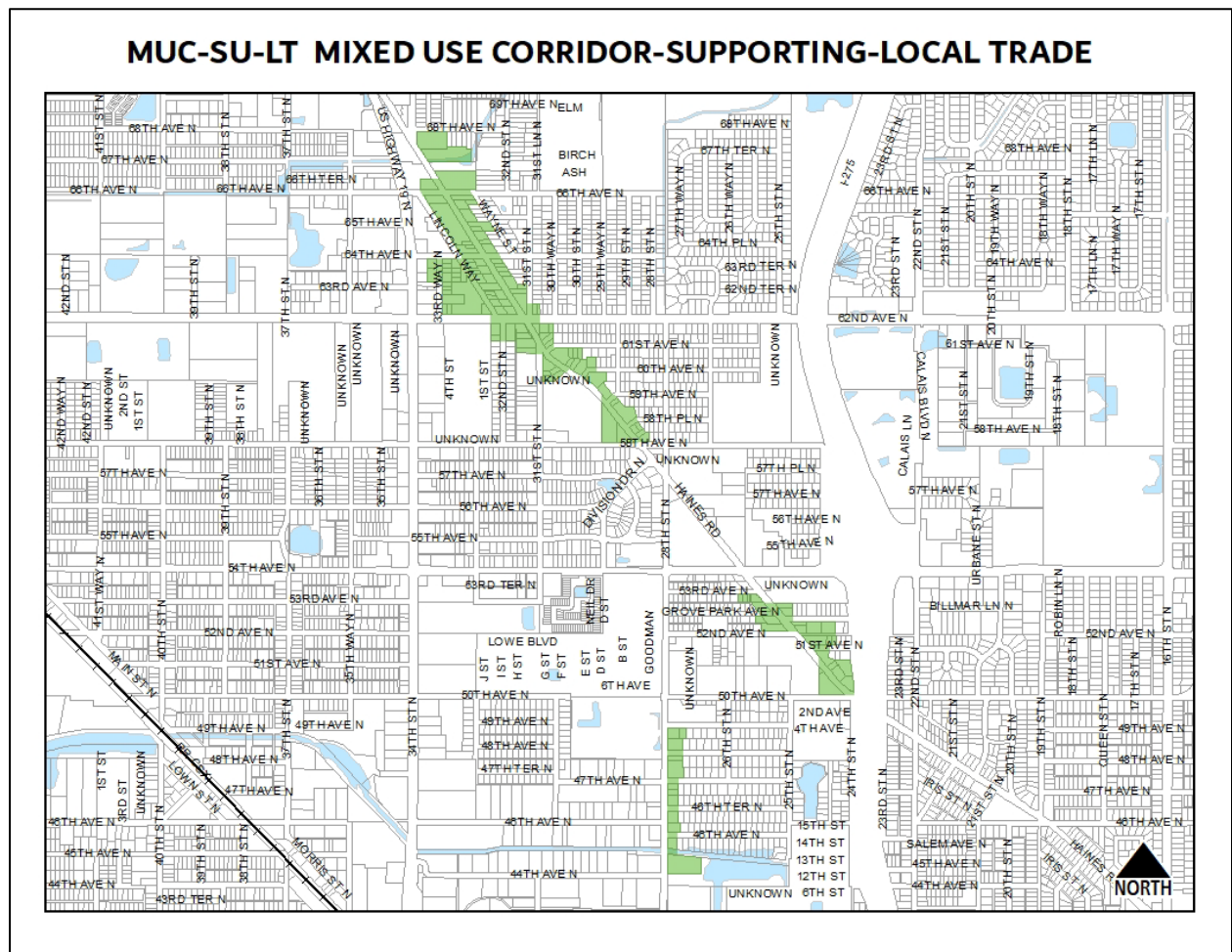
The above standards represent the maximum development intensity that may be permitted within this designation. Pinellas County Comprehensive Plan policies pertaining to activities within the Costal Storm Area (CSA), Coastal High Hazard Area (CHHA), and flood hazard area may further restrict the density and intensity of development within this designation; as may the Pinellas County Land Development Code, including the Lealman Form Based Code (L-FBC), in order to ensure that

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development is compatible with the surrounding community and its distinctive characteristics, with the availability of public services and facilities, and with the area's natural and cultural resources.

**Community Plan**

This land use designation is consistent with the Lealman Community Redevelopment Area (CRA) Plan for the Lealman Community. The Lealman Form Based Code (L-FBC) and associated L-FBC zoning district establishes the regulating plan to provide direct guidance and regulation intended to carry out this land use designation as well as implement the CRA Plan. Both the CRA Plan and the L-FBC are consistent and in compliance with the Pinellas County Comprehensive Plan.





**MUC-P-C**

**MIXED USE CORRIDOR – PRIMARY – COMMERCE**

**Purpose**

This designation generally depicts the 34<sup>th</sup> Street N corridor as well as the area around 54<sup>th</sup> Avenue N, Haines Road N and 28<sup>th</sup> Street N in the Lealman community. The corridor is a state road (a.k.a., Highway US 19) and supports multiple modes of transportation, including automobile, truck, bus, bicycle, and pedestrian. This designation provides for the continued use, enhancement, and new development of retail, office and service needs for the local and surrounding communities. It supports enhanced transit opportunities and increased pedestrian comfort. Development within this designation is characterized by low to mid-rise buildings, screened parking with reduced/shared access points, and primary building entries with direct access to the street

**Use Characteristics**

Those uses as specifically set forth in the Lealman Form Based Code (L-FBC), generally including residential, lodging, office, retail/commercial, automotive, industrial/manufacturing, civil support, civic, and recreation.

**Location Characteristics**

This designation is primarily focused on the 34<sup>th</sup> Street N corridor as well as the area around 54<sup>th</sup> Avenue N, Haines Road N and 28<sup>th</sup> Street N in the Lealman community, including a portion of 45<sup>th</sup> Street N and Main Street. Properties designated are intended to provide a mix of land uses to support the neighborhood-serving function and longevity of the corridor as well as the surrounding neighborhoods.

**Standards**

<u>Designation</u>	<u>Maximum FAR – nonresidential uses</u>	<u>Maximum FAR – with residential</u>
<u>MUC-P-C</u>	<u>1.2</u>	<u>2.0</u>

*\* At least 20% of gross building square footage must be residential. Does not include Accessory Dwelling Units.*

All land uses including residential are subject to an all-inclusive Floor Area Ratio (FAR). No maximum residential dwelling unit density is assigned to this designation; the maximum number of residential dwelling units achievable is limited by the maximum FAR for the overall building, along with any other policies and regulations pertaining to a particular development.

**Special Note**

The above standards represent the maximum development intensity that may be permitted within this designation. Pinellas County Comprehensive Plan policies pertaining to activities within the Coastal Storm Area (CSA), Coastal High Hazard Area (CHHA), and flood hazard area may further restrict the density and intensity of development within this designation; as may the Pinellas County Land

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Development Code, including the Lealman Form Based Code (L-FBC), in order to ensure that development is compatible with the surrounding community and its distinctive characteristics, with the availability of public services and facilities, and with the area’s natural and cultural resources.

**Community Plan**

This land use designation is consistent with the Lealman Community Redevelopment Area (CRA) Plan for the Lealman Community. The Lealman Form Based Code (L-FBC) and associated L-FBC zoning district establishes the regulating plan to provide direct guidance and regulation intended to carry out this land use designation as well as implement the CRA Plan. Both the CRA Plan and the L-FBC are consistent and in compliance with the Pinellas County Comprehensive Plan.

