



Pinellas County

Staff Report

File #: 24-0295A, Version: 1

Subject:

Case No. CP-23-01 (Pinellas County/Housing and Community Development Department) (re-adoption public hearing)

A request to amend the Pinellas County Comprehensive Plan Future Land Use Map (FLUM) Category Descriptions and Rules, Part 1-FLUM Category Descriptions to add the Mixed Use Corridor-Supporting-Neighborhood Park, Mixed Use Corridor-Supporting-Local Trade, and Mixed Use Corridor-Primary-Commerce, Future Land Use Mixed Designations to facilitate implementation of the Lealman Form Based Code; and amending the unincorporated Pinellas County FLUM Legend. (Companion to Item No. 33)

Recommended Action:

Conduct a public hearing for Case Number CP-23-01 (Ordinance). Based upon evidence and findings contained in the staff report and attachments, this case is recommended for approval by the Board of County Commissioners (Board) after conducting a public hearing.

- The Board unanimously adopted Case CP-23-01 on November 14, 2023. Its re-adoption is required due a transmittal error to the State Land Planning Agency.
- There are no changes from the previously adopted case.
- The proposed Ordinance will do the following:
 - Establish three new Mixed-Use Corridor (MUC) land use designations under the MUC classification.
 - Add the three new MUC land use designations to the unincorporated Pinellas County FLUM Legend.
 - Facilitate re-adoption of the associated FLUM amendment application (FLU-23-04) within the Lealman Community Redevelopment Area.
- The proposed amendments are a result of significant study and analysis along with community input and consultation with the Lealman Citizen Advisory Committee (CAC).
- State and regional review agencies have neither objected nor found adverse impacts to resources from the proposed amendments.
- Forward Pinellas reviewed the proposed amendments and found them consistent with the Countywide Rules.
- The Lealman CAC recommends approval.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

Adoption Hearing from November 14, 2023:

On November 14, 2023, the Board conducted a second public hearing on this case and adopted the proposed amendments to the Pinellas County Comprehensive Plan. No one from the public commented at the hearing and the approval vote of the Board was unanimous. (Legistar Item No. 23-1667A.)

Subsequent to adoption, staff learned that it did not properly meet the requirements of Section 163.3184(4), Florida Statutes, necessitating local governments to transmit adopted amendment packages within 10 days of official action (November 14, 2023). After discussion with Florida Commerce, Bureau of Community Planning and Growth, it was determined that the Ordinance adopting the amendments would need to be reheard and re-adopted by the Board in order to meet the State's statutory requirement regarding the 10-day amendment package transmittal to the Bureau of Community Planning and Growth.

Request for Re-Adoption:

The Ordinance before the Board requesting re-adoption of amendments to the Comprehensive Plan is verbatim that which was previously adopted by the Board on November 14, 2023. All other advertisement, noticing, and public hearing requirements have been satisfied. Should the Board approve and re-adopt such amendments, staff intends to transmit the adopted amendment package expeditiously to satisfy the requirements of Section 163.3184(4), Florida Statutes.

Background Information:

The CRA Plan was adopted by the Board in 2016 and amended in 2019. The Plan includes various plan implementation recommendations for improvement within the CRA. One such improvement includes the adoption of form-based districts to guide development and improve the urban design character of the community. This CRA Plan recommendation is being implemented through a form-based code for the Lealman community: the L-FBC. The L-FBC is essentially an addition to the County's Land Development Code (LDC). It functions as a separate zoning district within the LDC specific to certain areas of the Lealman community, providing standards, regulations, and guidelines for future development; as well as a new, associated Zoning Atlas category to be mapped as depicted in the L-FBC.

The L-FBC in association with this Comprehensive Plan amendment application and the other associated amendments are a result of significant study and analysis along with community input. This input consisted of a community engagement process in preparation of the L-FBC over the course of several public workshops and direct consultation with the Lealman CAC. A Board Work Session was held on February 9, 2023, highlighting the proposed L-FBC for which this case ultimately advances to adoption.

The LPA unanimously recommended approval of the request (6-0) during its May 10, 2023, public hearing. No one from the public spoke in opposition. One (1) member of the public spoke in support. Comments primarily focused on the corresponding zoning-related cases (LDR-23-01 and ZON-23-05) also heard and approved by the Board.

The Board authorized transmittal of the proposed amendments to State and regional review agencies during its July 18, 2023, public hearing. No one from the public spoke in opposition. One (1)

member of the public spoke in support. As with the LPA public hearing, comments were primarily focused on the corresponding zoning-related cases (LDR-23-01 and ZON-23-05) previously heard and approved by the Board.

State and regional review agencies responding to the proposed amendments neither objected nor found adverse impacts to resources.

Forward Pinellas reviewed the proposed amendments and found consistent with the Countywide Rules.

The Board unanimously adopted the proposed amendments at its November 14, 2023 public hearing; however, staff has been requested to ask Florida, Commerce, Bureau of Community Planning and Growth to hold a subsequent public hearing and re-adopt the proposed amendments to meet the State's statutory transmittal requirements.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Case Map (FLU-23-04)
Ordinance
Legal Ad
Application
Boundary Description (FLU-23-04)
Presentation