



Pinellas County

Staff Report

File #: 23-0926A, Version: 1

Subject:

Case No. FLU-23-04 (Pinellas County/Housing and Community Development Department) (first public hearing)

A request for a land use change on approximately 168.63 acres from Commercial General (CG), Employment (E), Residential Urban (RU), Residential Medium (RM), Residential/Office Limited (R/OL), Residential/Office General (R/OG), Institutional (I), and Transportation/Utility (T/U), to Mixed Use Corridor-Supporting-Neighborhood Park (MUC-SU-NP) (approximately 36.5 acres); from CG, Residential Low (RL), RU, Residential Low Medium (RLM), RM, R/OG, to Mixed Use Corridor-Supporting-Local Trade (MUC-SU-LT), (approximately 38.71 acres); and from CG, E, RL, RU, RLM, RM, R/OG, to Mixed Use Corridor-Primary-Commerce (MUC-P-C) (approximately 93.42 acres); comprising various parcels within the Lealman Community Redevelopment Area. (Companion to Item No. 64)

Recommended Action:

The first of two public hearings for Case Number FLU-23-04. Based upon evidence and findings contained in the staff report and attachments, this case is recommended for transmittal to the State Department of Economic Opportunity for agency review prior to a second (adoption) hearing before the Board of County Commissioners (Board).

An ordinance approving the application of Pinellas County/Housing and Community Development Department for a change in land use on approximately 168.63 acres comprising various parcels within the Community Redevelopment Area (CRA) as described above.

- This case is one of four cases related to adopting the L-FBC within certain areas of the Lealman CRA: CP-23-01, FLU-23-04, LDR-23-01, and ZON-23-05.
- The applicant is seeking land use changes on approximately 168.63 acres comprising various parcels within the CRA and utilizing three new land use designations proposed to be established per companion application Case No. CP-23-01 amending the Comprehensive Plan.
- The proposed land use changes would include three new Mixed-Use Corridor (MUC) designations: MUC-SU-NP; MUC-SU-LT; and MUC-P-C, (as established per Case No. CP-23-01).
- The proposed land use changes are necessary to adopt and implement the Lealman Form Based Code (L-FBC), companion application Case No. LDR-23-01 to be heard by the Board at a future date.
- The proposed land use changes are consistent with the adopted Lealman CRA Plan.
- The proposed L-FBC (LDR-23-01) is a result of significant study and analysis along with community input and consultation with the Lealman Citizen Advisory Committee (CAC).
- The Lealman CAC recommends approval.
- Three letters of concern and requests for additional information were received (No letters in

opposition were received.) Thirteen phone calls were returned: primarily, requests for additional information and concerns for nearby residential neighborhoods. No direct opposition was expressed. All correspondence reviewed pertained to this application, Case No. FLU-23-04, and corresponding Case No. ZON-23-05, the latter of which is to be heard by the Board at a later date.

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:

The proposed Lealman Form-Based Code is a result of significant study and analysis along with community input and consultation with the Lealman Citizen Advisory Committee (CAC). The CAC has voted to support the Lealman Form Based Code. This is one of four (4) administrative applications submitted by the Pinellas County Housing & Community Development Department as part of a request to implement the L-FBC in unincorporated Lealman. The subject properties are identified by parcel identification number and address in the attached list. The total area affected is 168.63 acres in size, excluding rights-of-way, and includes the following three (3) districts within the L-FBC boundary:

- Neighborhood Park District, 81 land parcels totaling 36.50 acres;
- Commerce District, 104 land parcels totaling 93.42 acres; and
- Local Trade District, 131 land parcels totaling 38.71 acres.

A companion Zoning Atlas amendment (Case No. ZON-23-05), Future Land Use Element amendment to the Pinellas County Comprehensive Plan, AKA "Plan Pinellas" (Case No. CP-23-01), and Pinellas County Land Development Code amendment (Case No. LDR-23-01) are also proposed, all being necessary for the successful completion of this request. The current mix of Future Land Use Map (FLUM) designations as seen on the attached map will be entirely replaced by the three (3) proposed MUC designations.

The proposed FLUM amendment is consistent with surrounding commercial and residential uses with the intent that future redevelopment projects within the L-FBC area provide additional housing opportunities for Pinellas County residents and commercial support services for the neighborhood (Neighborhood Park District and Local Trade District) and the greater St. Petersburg region (Commerce District). Also, standards and requirements are included in the proposed Land Development Code (LDC) amendment (LDR-23-01) that address potential impacts for properties immediately adjacent to the L-FBC districts.

Staff finds that the proposed FLUM amendment change from the current mix of different FLUM designations to the three (3) proposed Multi-Use Corridor designations is appropriate for the area identified, compatible with the surrounding development pattern, consistent with the Lealman CRA Plan and Pinellas County Comprehensive Plan and would facilitate future redevelopment as intended.

Background Information:

The Lealman 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 the adoption of a form-based code for the Lealman community: the L-FBC. The L-FBC is essentially an addition to the County's 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 proposed L-FBC in association with this land use amendment application and the other associated amendment applications 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 Citizen Advisory Committee.

A Board Work Session was held on February 9, 2023, highlighting the proposed L-FBC for which this case ultimately advances to adoption.

The Local Planning Agency (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 pertained to all four (4) Lealman CRA-related cases; however, they were primarily focused on the corresponding zoning-related cases (LDR-23-01 and ZON-23-05) to be heard by the Board at a later date.

Surrounding property owners within 250 feet of the affected parcels were notified by mail. Ten signs advertising the public hearings were strategically posted throughout the subject area.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Case Maps
Ordinance
Public Facility Impacts Statement
Legal Ad
Legal Ad Map
Case Application
Boundary Description
Subject Parcel IDs

Public Notification Map
Correspondence Received
Notification Response Log
Presentation