



Pinellas County

Staff Report

File #: 24-0296A, Version: 1

Subject:

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

A request for a land use change on approximately 168.63 acres from Commercial General, Employment, Residential Urban, Residential Medium, Residential/Office Limited, Residential/Office General, Institutional, and Transportation/Utility to Mixed Use Corridor-Supporting-Neighborhood Park (approximately 36.5 acres); from Commercial General, Residential Low, Residential Urban, Residential Low Medium, Residential Medium, and Residential/Office General to Mixed Use Corridor-Supporting-Local Trade, (approximately 38.71 acres); and from Commercial General, Employment, Residential Low, Residential Urban, Residential Low Medium, Residential Medium, and Residential/Office General to Mixed Use Corridor-Primary-Commerce (approximately 93.42 acres); comprising various parcels within the Lealman Community Redevelopment Area. (Companion to Item No. 32)

Recommended Action:

Based upon the evidence and findings contained in the staff report and attachments, Case No. FLU-23-04 is recommended for approval.

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

- The Board unanimously adopted Case FLU-23-04 on November 14, 2023. Its re-adoption is required due to a transmittal error to the State Land Planning Agency.
- There are no changes from the previously adopted case.
- The applicant is seeking land use changes utilizing three new land use Mixed-Use Corridor designations proposed to be established per companion Case No. CP-23-01.
- The proposed land use changes are consistent with the adopted Lealman CRA Plan.
- 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 proposed amendments are 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.

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 of County Commissioners (Board) conducted a second public hearing on this case and adopted the proposed amendments to the Pinellas County Future Land Use Map (FLUM). Nobody from the public commented at the hearing and the approval vote of the Board was unanimous. (Legistar Item No. 23-1669A.)

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 FLUM 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.

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) designations:

- Mixed Use Corridor-Supporting-Neighborhood Park, 81 land parcels totaling 36.50 acres;
- Mixed Use Corridor-Primary-Commerce, 104 land parcels totaling 93.42 acres; and
- Mixed Use Corridor-Supporting-Local Trade, 131 land parcels totaling 38.71 acres.

The current mix of 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).

Staff finds that the proposed FLUM amendment change from the current mix of different FLUM designations to the three (3) proposed MUC 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 was 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 mapped as depicted in the L-FBC.

The L-FBC in association with this FLUM 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 the State 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.

Surrounding property owners within 250 feet of the affected parcels were notified by mail, and 10 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