



# Pinellas County

## Staff Report

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File #: 23-1623A, Version: 1

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### **Subject:**

Case No. CW 23-10 - Pinellas County

Countywide Plan Map amendment from Residential Low Medium, Residential Medium, Office, Public/Semi-Public, Retail and Services, Employment, and Target Employment Center to Multimodal Corridor and Target Employment Center, regarding 171.6 acres more or less, generally bounded by 68th Avenue North to the north, 45th Street North to the west, 44th Avenue North to the south, and 24th Street North to the east. (Unincorporated Lealman)

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 23-10, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Low Medium, Residential Medium, Office, Public/Semi-Public, Retail and Services, Employment, and Target Employment Center to Multimodal Corridor and Target Employment Center, regarding 171.6 acres more or less, generally bounded by 68th Avenue North, to the north, 45th Street North to the west, 44th Avenue North to the south, and 24th Street North to the east. (Unincorporated Lealman)

- The Lealman Community Redevelopment Area Plan was adopted by the Board of County Commissioners in 2016 and amended in 2019. The Plan includes various recommendations to improve the Community Redevelopment Area including the creation of a form-based code.
- This recommendation is being implemented through the adoption of a form-based code to regulate new development in the Lealman community.
- This amendment entails adding three new Mixed-Use Corridor designations: Mixed-Use-Corridor-Supporting-Neighborhood Park, Mixed-Use-Corridor-Supporting-Local Trade, and Mixed-Use-Corridor-Primary Commerce.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

### **Summary:**

Forward Pinellas, in its role as the Pinellas Planning Council, voted 11-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 10-0.

### **Background Information:**

Forward Pinellas documentation is attached.

### **Fiscal Impact:**

N/A

### **Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas

**Partners:**

N/A

**Attachments:**

Ordinance

Case Maps

Forward Pinellas Staff Analysis

Draft PAC Minutes

PowerPoint Presentation/Site Visit Photos

Supporting Documentation

Affidavit of Publication