

# LEALMAN FBC

## FREQUENTLY ASKED QUESTIONS

### WHAT IS A FORM-BASED CODE (FBC)?

A form-based code (FBC) is a zoning tool that primarily focuses on the relationship between buildings, sidewalks, and streets, while promoting walkability and a dynamic pedestrian experience. A form-based code puts less emphasis on the land use inside of a building, and more on the building form and placement, location of parking, treatment of public/private spaces, and other aspects, resulting in a more predictable built environment for the community.

### HOW IS THE FBC DIFFERENT FROM THE CURRENT PINELLAS COUNTY LAND DEVELOPMENT CODE (LDC)?

The Pinellas County Land Development Code is a conventional zoning code (or a use-based code) that primarily focuses on the land use inside the building and how its related needs, such as parking, fit on a site. This often leads to variation of building and parking placement along a single street, which interrupts the relationship between the building and the public spaces – the street and sidewalks.

### WHAT ARE THE BENEFITS OF A FBC?

A form-based code is unique in that it is designed to be area-specific and calibrated to the community. By establishing clear intents and development standards, the Lealman FBC results in a more predictable built environment that is both responsive to (re)development needs and complimentary to the established neighborhoods throughout the community.

Other benefits of Lealman FBC include:

- Achieves Redevelopment Objectives of the Lealman CRA Plan;
- Promotes safer streets;
- Improves access to daily needs;
- New opportunities for housing and employment;
- Maximizing land potential;
- Protecting and enhancing our existing neighborhoods;
- Providing a distinct identity to Lealman's streets;
- Simplified Code;
- Streamlines review and approval process.

### WHY IS A FBC BEING DEVELOPED FOR LEALMAN?

A form-based code is being developed for the Lealman CRA in direct response to the Lealman Community Redevelopment Area (CRA) Plan. The Lealman FBC, once implemented, will specifically address the Redevelopment Objectives and Strategies that were established in the Lealman CRA Plan. The specific objectives the FBC will address include Urban Form, Housing, and Commercial. The Lealman FBC is also responsive to and was considered in the preparation of the recently adopted Linking Lealman Complete Streets Action Plan.

### WHERE WILL THE FBC APPLY IN LEALMAN?

The Lealman FBC will apply to the entire Lealman Community Redevelopment Area (CRA), which is roughly bounded by 62nd Avenue N. to the north, I-275 to the east, 40th Avenue N. to the south and 55th Street N. to the west. The FBC establishes 5 Districts and 3 Special Districts within the CRA boundary. Each District has its own unique intent to further guide future (re)development, while still respecting the established neighborhoods throughout the community.

### HOW WILL THE FBC AFFECT MY PROPERTY? WILL THE FBC ALLOW FOR NEW (RE)DEVELOPMENT THAT IS SIGNIFICANTLY DIFFERENT THAN WHAT IS CURRENTLY ALLOWED BY THE PINELLAS COUNTY LDC?

The Lealman CRA is currently subject to the zoning requirements of the Pinellas County LDC. With the adoption of a form-based zoning code, these requirements will be replaced with new development and design standards that better achieve the goals set forth by the community members in the Lealman CRA Plan.

Each District established has a set of regulatory standards that are designed to help achieve the overall intent of the respective District. These standards were carefully based on existing LDC allowances (height, setback, use, etc.); however, they more clearly dictate where a building is placed on a property and its relationship to the street and public spaces.

It is important to note that these new standards only apply to new development or properties which are being significantly redeveloped; existing uses and buildings are not required to come into compliance with the new standards of the FBC until substantial changes to existing uses and structures are proposed.

### WHEN AND HOW WILL THE COMMUNITY BE INVOLVED?

During the development of the Lealman CRA Plan, the community was involved throughout the process in establishing the overall vision and future of Lealman. The FBC is being prepared to help implement that community vision. Throughout the Summer of 2019, there will be opportunities for the public to gain further education and information on what a form-based code is, how it is being applied to Lealman, and the effects and benefits of this code; as well as, the opportunity to participate in surveys/polls that will be available throughout the summer.

### WHERE CAN I GO TO LEARN MORE ABOUT FBCS?

There are several online resources you can visit to learn more about form-based codes, including the following:

- Form-Based Code Institute - <https://formbasedcodes.org>
- The Codes Study - [www.placemakers.com/how-we-teach-codes-study/](http://www.placemakers.com/how-we-teach-codes-study/)
- The Center for Applied Transect Studies - <https://transect.org>
- Smart Code Central - [www.smartcodecentral.com](http://www.smartcodecentral.com)
- Congress for New Urbanism - [www.cnu.org](http://www.cnu.org)

### WHERE CAN I FIND OUT MORE ABOUT THE LEALMAN FBC?

For more information about the Lealman FBC please visit [www.LealmanFBC.com](http://www.LealmanFBC.com).

Questions about the FBC can be directed to Allie Keen, Principal Planner, at [akeen@pinellascounty.org](mailto:akeen@pinellascounty.org).