

Justification Narrative

We believe this application should be granted because it is consistent with Pinellas County's Strategic Plan, specifically helping foster continual economic growth and vitality as well as ensuring the public's health safety and welfare. Lealman Trail is unique in that it will be taking advantage of the affordable housing density bonus, allowing housing for lower income families. Affordable housing remains a critical theme with future development and has been considered in this project. Currently, the subject area is primarily single family residential, multi-family housing, and vacant parcels.

Additionally, future projects in the area will further enhance this development such as the Lealman Form-Based Code (LFBC) and Linking Lealman (LL). The LFBC will allow for this type of development in the Neighborhood Convenience District, in which this project would fall under once effective. Many of the elevated design concepts that will be used are required or encouraged under the LFBC. Linking Lealman is a project aimed at increasing multi-modal forms of transportation in this area and would help encourage alternative transportation methods with a network of interconnected trails and pathways.

This project does not fall in a Flood Zone or Hurricane Evacuation Zone and therefore is not subject to those concerns.



Housing & Community Development

July 23, 2020

Glenn Bailey, AICP
Zoning Manger
Pinellas County Planning & Zoning
400 Court St., 4th Floor
Clearwater, FL 33756

Dear Glenn:

The Housing and Community Development Department has initiated this rezoning and land use change in support of a proposed affordable housing development in the Lealman Community Redevelopment Area (CRA). The proposed project will provide approximately 100 units of multi-family affordable housing. The project will be a catalyst for further revitalization and redevelopment in the Lealman CRA.

The proposed project will assist the County in meeting the goals relating to affordable housing in the 2020-2024 5-Year Consolidated Plan and the Lealman CRA Plan. In the Consolidated Plan, the proposed project addresses the two goals of preservation and production of affordable housing in Pinellas County. In the CRA Plan, the project addresses Objective #3 – Housing in increasing residential options and making a change in the housing stock in the CRA.

The Housing and Community Development strongly support this proposed affordable housing project and the needed rezoning and land use change.

If you have any further questions, please contact Bruce Bussey.

Sincerely,

Brian Lowack, Interim Director
Housing & Community Development

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