

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS



Regarding: A Proposed Ordinance amending the Future Land Use and Quality Communities Element and the Housing Element of the Comprehensive Plan to establish policies regarding the redevelopment of non-conforming mobile home parks as affordable housing.

LPA Recommendation: The LPA finds that the proposed Ordinance amendment regarding the Future Land Use and Quality Communities Element and the Housing Element is consistent with the Pinellas county Comprehensive Plan and recommends the amendment be adopted by the Board of County Commissioners, as revised: (The vote was 7-0, in favor)

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

1.2.12 Policy:

For permitted mobile home development within ~~the Lealman~~ a designated Community Redevelopment Area (CRA) and existing prior to January 30, 1990, affordable housing development bonuses may be granted to a mobile home redevelopment transition project up to the existing permitted nonconforming density of the subject development as documented by existing site plans on file. As a requirement for utilizing this affordable housing density provision, mobile home redevelopment transition projects shall be developed per the requirements as prescribed in Section 38-100 (redevelopment of Non-conforming Mobile Home Parks) of the Pinellas County Land Development Code.

LPA Report No. CP-07-04-17

LPA Public Hearing Date: April 13, 2017

PLANNING STAFF RECOMMENDATION

Staff recommends that the LPA find the proposed amendments amending the Future Land Use and Quality Communities Element and the Housing Element consistent with the overall goals of the Guiding Principles of the Planning to Stay Element of the Comprehensive Plan.

Staff further recommended that the LPA recommend adoption of the proposed amendments to the Pinellas County Board of County Commissioners.

OVERVIEW:

In June 2016 the Board of County Commissioners approved the Lealman Community Redevelopment Area Plan. This plan covers a 30 year planning horizon and establishes the foundation for the removal of blighting conditions with the Lealman Community Redevelopment Area (CRA). The CRA consists of approximately 2,525 acres, 9% of which consists of mobile home park developments. Within the CRA, it is recognized that many older, declining mobile

home parks have legally non-conforming densities exceeding what is currently allowable by the Land Development Code and Comprehensive Plan. Many of these parks continue to deteriorate and provide marginal living conditions to the County's most vulnerable populations. Under current allowable densities, there is little incentive to redevelop a mobile home park.

This proposed ordinance seeks to remedy that condition by increasing the allowable density for redevelopment purposes by removing the current affordable housing density bonus cap of 50%, specifically for mobile home parks within the Lealman CRA.

Additionally, this ordinance is intended encourage the redevelopment of certain mobile home parks and replacement of outdated, unsafe structures with new, energy efficient, affordable housing options at equal or less density as is currently recognized.

The following amendments to the Future Land Use and Quality Communities Element and the Housing Element are proposed:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

1.2.9. Policy:

The Pinellas County Land Development Code may allow a density bonus for Affordable Housing Developments as specified in the County's adopted State Housing Initiatives Partnership Housing Incentive Plan, and subject to program guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Pinellas County Comprehensive Zoning Regulations and the site plan review process. Affordable housing density bonuses may also be granted to mobile home redevelopment transition projects, subject to Future Land Use Element Policy 1.2.12. Subject to the above constraints and considerations, and except as specified in Future Land Use Element Policy 1.2.12, any density bonus allowed for an affordable housing development shall not exceed 50 percent of the allowable density on a property as determined by the Future Land Use Map or the applicable land development regulations, whichever is more restrictive. A density bonus shall not be allowed for affordable housing developments located within the coastal storm area.

1.2.12 Policy:

For permitted mobile home developments within the Lealman Community Redevelopment Area (CRA) existing prior to January 30, 1990, affordable housing development bonuses may be granted to a mobile home redevelopment transition project up to the existing permitted nonconforming density of the subject development as documented by existing site plans on file. As a requirement for utilizing this affordable housing density provision, mobile home redevelopment transition projects shall be developed per the requirements as prescribed in Section 38-100 (Redevelopment of Non-Conforming Mobile Home Parks) of the Pinellas County Land Development Code.

HOUSING ELEMENT

1.2.4. Policy:

The Pinellas County land development regulations may allow a density bonus for Affordable Housing Developments (AHDs) as specified in the County's adopted Affordable Housing Incentive Plan, and subject to program guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined

through the Pinellas County Comprehensive Zoning Regulations and the site plan review process. Affordable housing density bonuses may also be granted to mobile home redevelopment transition projects, subject to Future Land Use Element Policy 1.2.12. Subject to the above constraints and considerations, and except as specified in Future Land Use Element Policy 1.2.12, any density bonus allowed for an affordable housing development shall not exceed 50 percent of the allowable density on a property as determined by the Future Land Use Map or the applicable land development regulations, whichever is more restrictive. A density bonus shall not be allowed for affordable housing developments located within the coastal storm area.

SUMMARY:

Staff finds that the proposed amendments to the applicable elements of the Comprehensive Plan, at a minimum, are consistent with the following Principles of the Comprehensive Plan to “Sustain a Quality Urban Community and Promote Strong Neighborhoods and Diverse Housing Opportunities:

Principle 5: Pinellas County recognizes that successful neighborhoods are central to the quality of life in Pinellas County. Therefore, redevelopment and urban infill should not compromise the integrity and viability of existing residential neighborhoods.

Principle 6: Neighborhood enhancement and rejuvenation will be accomplished in a manner compatible with community character, local traditions and heritage, infrastructure capacities, the natural environment, and the overall vision for the community.

Principle 7: As Pinellas County moves toward build out, conflicts between land uses have the potential to increase as development activity shifts to redevelopment and infill urban development. To minimize the potential for conflicts, Pinellas County should ensure that its revitalization and redevelopment plans, codes and public participation procedures provide effective guidance for change in a highly urbanized county.

Principle 9: One challenge facing Pinellas County and its municipalities is ensuring that as the post-World War II subdivisions, condominiums, mobile home communities, and apartment complexes age that they are able to adapt successfully to the changing needs of the homebuyer and renter. Pinellas County must be sensitive to these changing needs and be a facilitator in helping change to occur in a manner that is compatible with a community’s character and vision for the future.

Principle 12: A broad range of housing affordable to all income groups will be made available so that households of various incomes are able to reside throughout Pinellas County to support the local economy.

Principle 13: Pinellas County must take into account the housing needs of those who are susceptible to displacement by redevelopment. This includes those living in modestly priced homes on valuable real estate that will be under pressure to be converted to other uses due to market forces. In some situations, it may be necessary to preserve such dwellings in order to ensure that housing remains affordable to all income groups.

A companion ordinance amending the Pinellas County Land Development Code is being processed concurrently with the ordinance that establishes specific criteria, regulations, special exception requirements, etc. that are required to utilize this additional affordable housing density bonus criteria for mobile home park redevelopment projects.

The Board of County Commissioners will review this ordinance at a public hearing on May 23, 2017. A final adoption hearing will be scheduled after review and comments by Forward Pinellas and the Department of Equal Opportunity.

Attachments:

Draft Ordinance (strikethrough/underline)