

## **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 Pinellas County Comprehensive Plan to delete policies that limit affordable housing densities in certain commercial and mixed-use Future Land Use Map (FLUM) categories, renumber subsequent policies and correct policy references as necessary.**

**LPA Recommendation:** The LPA finds that the proposed Ordinance amending the Future Land Use and Quality Communities Element and the Housing Element to delete policies that limit affordable housing densities in certain commercial and mixed-use Future Land Use Map categories (FLUM), is consistent with the Pinellas County Comprehensive Plan and recommends the proposed amendments be adopted by the Board of County Commissioners. (The vote was 7-0, in favor).

**LPA Report No. CP-10-06-19**

***LPA Public Hearing Dates: June 13, 2019***

### **PLANNING STAFF RECOMMENDATION**

**Staff recommends** that the LPA find the proposed amendments to the Future Land Use and Quality Communities Element and the Housing Element **CONSISTENT** with the Pinellas County Comprehensive Plan.

**Staff further recommends** that the LPA recommend **ADOPTION** of the proposed amendments to the Pinellas County Board of County Commissioners.

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### **OVERVIEW**

The Development Review Committee (DRC) reviewed this proposal on May 13, 2019. The DRC Staff summary discussion and analysis follows:

These proposed Comprehensive Plan text amendments to the Future Land Use & Quality Communities Element and the Housing Element involve affordable housing densities within the Commercial Neighborhood (CN), Commercial General (CG), Residential/Office General (R/OG), and Residential/Office/Retail (R/O/R) Future Land Use Map (FLUM) categories. The density limitations in the existing policy language result in affordable housing densities that are actually lower than standard densities within the affected categories. Removing Policy 1.2.10 in the Future Land Use & Quality Communities Element and companion Policy 1.2.5 in the Housing Element will allow up to a 50 percent affordable housing density bonus over standard maximum density allowances for qualifying affordable housing developments, consistent with other land use categories that allow residential uses (e.g., Residential Urban, Residential Low

Medium, etc.). It should be noted that affordable housing density bonuses are not allowed within the Coastal Storm Area, and these changes will not affect that prohibition. In addition, the proposed changes amend affected subsequent policy numbers and changed policy number references as necessary.

**IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendments, at a minimum, are consistent with the following goals, objectives and policies of the Pinellas County Comprehensive Plan:

**FUTURE LAND USE & QUALITY COMMUNITIES ELEMENT:**

GOAL ONE: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

**HOUSING ELEMENT:**

Objective 1.1: Support the provision of dwelling units in a variety of types, locations and costs so that housing supply matches the projected housing need in Pinellas County while encouraging development that is consistent with the Future Land Use and Quality Communities Element.

Policy 1.2.2: Continue to review ordinances, codes, regulations, and the permitting process for the purpose of eliminating or modifying conflicting and excessive requirements.

Objective 1.4: Pinellas County will make adequate sites available for affordable housing.

**ATTACHMENT**

Draft Ordinance, including the proposed policy text changes via strikethrough/underline.