

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



Regarding: A Proposed Ordinance amending Chapter 138, Article III (Community Redevelopment) of the Pinellas County Code to create standards and procedures to allow for redevelopment of mobile home parks located within the Lealman Community Redevelopment Area

LPA Recommendation: The LPA finds that the proposed Ordinance amending Chapter 138, Article III (Community Redevelopment), is consistent with the Pinellas County Comprehensive Plan and recommends the amendment be adopted by the Board of County Commissioners. (The vote was 7-0, in favor)

LPA Report No. LDR- 02-01-17

LPA Public Hearing Date: April 13, 2017

PLANNING STAFF RECOMMENDATION

Staff recommends that the LPA find the proposed amendments amending the Pinellas County Code 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.

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, and only if the redevelopment project meets the standards as an affordable housing development in Section 138-1346 of the Land Development Code.

This ordinance is intended encourage the redevelopment of certain mobile home parks and replacement of outdated, unsafe structures with new, energy efficient, affordable housing options at equal or less density as is currently recognized.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

“pilot” and if successful, may be expanded to the rest of the unincorporated county at a later date (ordinance amendment required).

The ordinance proposes to allow such redevelopment to occur only by special exception, subject to certain restrictions, as follows (see draft ordinance for complete requirements):

- 1) Site plan approval shall be required
- 2) The park must not currently be considered “abandoned”
- 3) The redevelopment plan / project must be certified as an affordable housing development in order to apply for density bonuses (up to the existing legally established density)
- 4) The redevelopment plan may allow single family, duplex, triplex, townhomes, and stacked flats.
- 5) The redevelopment may NOT include mobile homes, however the following home types (all subject to compliance with the Florida Building Code) are encouraged:
 - a. Modular Homes
 - b. Container homes
 - c. Tiny homes
- 6) An acceptable tenant relocation plan must be approved and implemented
- 7) The affordable housing density bonus may not be applied within the Coastal Storm Area or within a designated flood plain.

Additionally, certain design criteria have been established that are similar to the County’s R-5 zoning district (Urban Residential District) which encourages small lot infill development.

A companion ordinance amending the Quality Communities and Future Land Use Element and the Housing Element is being processed simultaneously to allow for affordable housing density bonuses (specific to the redevelopment of mobile home parks) up to the legally established density of the mobile home park. Currently, the affordable housing density bonus is limited to 50% of the Future Land Use Map designation.

The proposed ordinance will be heard before the Board of County Commissioners (first reading) on May 23rd, 2017. Second reading (adoption hearing) will be held at a later date after review by Forward Pinellas and the Department of Equal Opportunity.

SUMMARY:

Staff finds that the proposed amendments to the Land Development Code, at a minimum, are consistent with the following principles, goal, objectives and policies of the Comprehensive Plan:

See “Whereas” Clauses in the draft ordinance for applicable Comprehensive Plan policies.

Attachment:
Draft Ordinance (Strike-through/underline)