



Pinellas County

Staff Report

File #: 17-1087A, Version: 1

Subject:

Ordinance amending the County Code regarding the redevelopment of mobile home parks; Chapter 38, Article III to add Division 4 - Section 38-100; and modifying Section 138-240(20) (second hearing) and Ordinance amending the Future Land Use and Quality Communities and the Housing elements of the County Comprehensive Plan to establish policies regarding the redevelopment of non-conforming mobile home parks as affordable housing (second hearing).

Recommended Action:

Conduct a second public hearing and approved the proposed ordinances amending the County Code and the Comprehensive Plan regarding mobile home park redevelopment.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.2 Invest in communities that need the most

4.3 Catalyze redevelopment through planning and regulatory programs

Summary:

This public hearing marks the second reading for adoption of two inter-related proposed ordinances. Agency review comments have been received and no revisions or changes are proposed. Staff also discussed (via email and a phone conversation) the proposed ordinances with members of the Federation of Manufactured Home Owners of Florida, Inc.

These ordinances are intended to encourage the redevelopment of certain mobile home parks and replacement of outdated, unsafe structures with new, energy-efficient, affordable housing options at equal or less density as is currently recognized. Initially, the ordinances are viewed as a “pilot” and are limited in application to designated Community Redevelopment Areas (Lealman CRA). If successful, the County may wish to consider expansion to the rest of the unincorporated county at a later date (additional ordinance amendments required).

The Comprehensive Plan ordinance amends the Future Land Use and Quality Communities Element and the Housing Element of the Comprehensive Plan to encourage the redevelopment of certain mobile home parks and replacement of outdated, unsafe structures with new, energy-efficient, affordable housing options at equal or less density as is currently recognized. Specifically, this ordinance increases the allowable density, for redevelopment purposes, by removing the current affordable housing density bonus cap of 50%, specifically for mobile home parks within a designated unincorporated Community Redevelopment Area (Lealman CRA). If successful, this may be expanded to include all unincorporated County (ordinance amendment required).

The second companion ordinance amends the Land Development Code 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 include manufactured homes constructed after June 1, 1994.
- Additionally, 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

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.

Background Information:

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 within 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.

Fiscal Impact:

N/A, however, redevelopment of dilapidated mobile home parks with new permanent housing may realize an increase in collected ad valorem property taxes.

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Reports

Comprehensive Plan Ordinance (clean version)

Comprehensive Plan Ordinance (strike-through version)

Land Development Code Ordinance (clean version)

Land Development Code Ordinance (strike-through version)

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