



Pinellas County

Staff Report

File #: 19-1024A, **Version:** 1

Subject:

Case No. CP-10-06-19 (First Hearing)

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 categories.

Recommended Action:

Conduct a 1st public hearing on the proposed Ordinance and authorize its transmittal to the Florida Department of Economic Opportunity.

- Proposed Ordinance will remove restrictions on affordable housing densities in certain commercial and mixed-use Future Land Use Map categories.
- Up to a 50 percent affordable housing density bonus, which is standard in many residential categories, will be possible for qualifying developments if approved.

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:

These proposed Comprehensive Plan text amendments 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 correct this and also allow up to a 50 percent affordable housing density bonus over standard maximum density allowances for qualifying affordable housing developments.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its June 13, 2019 public hearing (vote 7-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report

Ordinance (strike-thru & clean version)

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