

Clearwater, Florida, April 13, 2017

Pinellas County Local Planning Agency (LPA) (as established by Section 134-12 of the Pinellas County Land Development Code, as amended) met in regular session in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida at 9:01 A.M. on this date with the following members present:

Regina Kardash, Chairman
Gerald Figurski, Vice-Chairman
Bill Bucolo
Steve Klar
Valerie Murray
Susan Reiter
Paul Wikle

Not Present:

Clint Herbic (non-voting School Board Representative)
Ronald Schultz

Also Present:

Renea Vincent, Planning Department Director
Chelsea D. Hardy, Assistant County Attorney
David S. Sadowsky, Senior Assistant County Attorney
Other interested individuals
Jenny Masinovsky, Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Kardash called the meeting to order at 9:01 A.M.

MINUTES OF MARCH 9, 2017 MEETING – APPROVED

Mr. Wikle moved, seconded by Mr. Klar, that the minutes of the March 9, 2017 meeting be approved. Upon call for the vote, the motion carried unanimously.

PUBLIC HEARING ITEMS

Legal notice having been published for the items on the agenda, as evidenced by affidavit of publication filed with the Clerk, public hearing was held on the following items. All correspondence provided to the Clerk's Office has been filed and made a part of the record.

Chairman Kardash stated for the record that there are no members of the public present; and that the procedure for public hearings would not be reviewed.

Ms. Vincent announced that the Items Nos. A1 and B1 are related, and she will be addressing both in her overview.

PROPOSED AMENDMENT TO THE PINELLAS COUNTY LAND DEVELOPMENT CODE

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA, REGARDING REDEVELOPMENT OF MOBILE HOME PARKS; AMENDING THE PINELLAS COUNTY CODE, CHAPTER 38, ARTICLE III TO ADD DIVISION 4 - SECTION 38-100; MODIFYING SECTION 138-240 (20); PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LDR-02-01-17) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

and

PROPOSED AMENDMENT TO THE PINELLAS COUNTY COMPREHENSIVE PLAN

AN ORDINANCE OF THE COUNTY OF PINELLAS, AMENDING THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT AND THE HOUSING ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO ESTABLISH POLICIES REGARDING THE REDEVELOPMENT OF NON-CONFORMING MOBILE HOME PARKS AS AFFORDABLE HOUSING; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE (CP-07-04-17) – RECOMMEND APPROVAL AS AMENDED

Ms. Vincent presented the items, relating that the Lealman Community Redevelopment Area (CRA) and the associated 30-year redevelopment plan were implemented last year; and that the *Findings of Necessity* analysis prompted a concern regarding the number of dilapidated mobile home parks; whereupon, she indicated that staff recommends adding a section regarding mobile home park redevelopment to the Land Development Code, addressing the process, density bonus incentives, and controls for preventing park abandonment and homelessness.

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Ms. Vincent provided examples of the proposed uses under the special exception, such as single-family, duplexes, triplexes, townhomes, stacked flats, modular, container, and tiny homes, noting that the affordable housing density bonus would not be available for properties located in Category A evacuation zones or designated flood plains. She indicated that mobile homes are not subject to the Florida Building Code; and that development of new mobile home parks would not be allowed under the ordinances.

Referring to the proposed ordinance amending the Comprehensive Plan, she pointed out Section 2, Policy 1.2.12, indicating that it needs to be changed from *the Lealman Community Redevelopment Area* to state *a Community Redevelopment Area*, and responding to query by Chairman Kardash, confirmed that the reason for the change is to extend the applicability of the policy to other future CRAs.

In response to queries by Mr. Wikle, Ms. Vincent indicated that approximately nine percent of the 2,500-plus acres in the Lealman CRA are currently developed as mobile home parks; whereupon, she provided information regarding land uses. Noting that mobile home parks are profitable, making it difficult to encourage redevelopment, she explained that the ordinances would allow the affordable housing development bonus, presently limited to 50 percent, to be raised to the existing permitted nonconforming density of the subject mobile home park; and that most likely, the County will join in funding of the projects, using the Land Assembly Fund, Housing Trust Fund, or State Housing Initiatives Partnership program dollars as investments.

Chairman Kardash noted that today's items will be heard by the Board of County Commissioners on May 23.

No one appeared in response to Chairman Kardash's call for persons wishing to be heard; whereupon, she closed the public hearing. Mr. Klar moved, seconded by Mr. Figurski, that the LPA find the proposed amendment to Chapter 38 of the Pinellas County Land Development Code consistent with the Pinellas County Comprehensive Plan and recommend its adoption to the BCC. Upon call for the vote, the motion carried unanimously.

Thereupon, Mr. Klar moved, seconded by Mr. Wikle, that the LPA find the proposed amendment to the Future Land Use and Quality Communities Element and the Housing Element of the Pinellas County Comprehensive Plan consistent with its overall goals, including the aforementioned change to Policy 1.2.12, and recommend its adoption to the BCC. Upon call for the vote, the motion carried unanimously.

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ADJOURNMENT

Chairman Kardash adjourned the meeting at 9:12 A.M.

Chairman