

BOARD OF COUNTY COMMISSIONERS

DATE: May 21, 2013

AGENDA ITEM NO. 296.

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature

Subject:

Zoning Case No. (Q) Z-9-4-13 (Pinellas County Community Housing Program Land Trust)
(Pinellas Community Housing Foundation, Inc., Trustee)

Department:

Strategic Planning and Initiatives

Staff Member Responsible

Larry Arrington, Director

Recommended Action:

I RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE THE ZONING REQUEST AND SPECIAL EXCEPTION FOR AN AFFORDABLE HOUSING DENSITY BONUS.

Summary Explanation/Background:

This site was formerly occupied with a mobile home park and is now 100% vacant of mobile home residents. The requested RM-12.5 zoning district and special exception would allow for the development of an affordable housing development consisting of 26 units. The request is consistent with Board of County Commissioners action to the south of the subject site where a similar request to RM-12.5 was approved.

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

Staff Report with LPA Recommendation, Zoning Maps, Resolution and Site Plan

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



Regarding: Case No. Z-9-4-13

LPA Recommendation: The LPA finds that the proposed amendment along with the special exception is consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the zoning amendment and the special exception to allow for the affordable housing density bonus. (The vote was 7-0, in favor).

LPA Public Hearing: April 11, 2013

PLANNING STAFF RECOMMENDATION:

Staff recommends that the LPA find the proposed amendment to the Zoning Atlas along with the special exception to be consistent with the Pinellas County Comprehensive Plan, based on the findings in this Report.

Staff further recommends that the LPA recommend to the Pinellas County Board of County Commissioners approval of the zoning amendment and the special exception for the affordable housing density bonus.

CASE SUMMARY

APPLICANT'S NAME: Pinellas Community Housing Foundation, Inc., Trustee
Pinellas County Community Housing Program Land Trust

DISCLOSURE: N/A

REPRESENTED BY: John D. Carr (CHAF)

ZONING CHANGE	
FROM:	R-6, Mobile Home Parks and Subdivisions
TO:	RM-12.5, Residential, Multiple Family, 12.5 units per acre
And a Special Exception to allow a 50% affordable housing density bonus	

PROPERTY DESCRIPTION: A parcel containing approximately 1.7 acres located on the west side of 31st Street North, 80 ft. south of Haines Road in the Lealman area.

PARCEL ID(S): 35/30/16/00000/320/0600

PROPOSED BCC HEARING DATE: May 21, 2013

CORRESPONDENCE RECEIVED TO DATE:

Correspondence received from the City of Pinellas Park.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

Two persons appeared with concerns and questions.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Medium	R-6	Four houses to be demolished
Adjacent Properties:			
North	Commercial General	C-2	Retail Sales
East	Commercial General	C-2	Nursery
South	Residential Medium	R-4	Duplex
West	Residential Medium	R-4	Duplex

STAFF DISCUSSION AND ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USES

The subject site contains approximately 1.7 acres and is located in an area characterized by medium density development approximately 15 units per acre constructed with mobile homes and duplex/triplex structures being the predominant uses. Surrounding zoning patterns are also indicative of this land use pattern as there are many parcels zoned R-6 (mobile homes) or R-4 (duplex/triplex) in the immediate area with the exception of a 1 acre parcel to the south, which was rezoned in 1999/2000 to the requested RM-12.5 zoning to allow for the redevelopment of those parcels into an affordable housing development containing 18 units.

Approval of this request will be compatible with the surrounding densities and zoning districts in the area and in fact will result in a reduction of density on this parcel as the former mobile home park contained 40 units whereas the proposed development will contain 26 units. Approval of the proposed zoning district will also allow for the site to come under current water quality and storm water requirements which will enhance storm water treatment, which is needed in this older area of Pinellas County. The proposed Affordable Housing Development is also consistent with the Future Land Use Element Policy 1.2.11 in that the site is located within walking distance of a PSTA bus stop, is located in close proximity to neighborhood services and places of employment, is located outside the coastal storm area, and as stated earlier is compatible with the surrounding development pattern of the area.

**IMPLEMENTATION OF
THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendment is consistent with the following adopted objective and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT:

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.

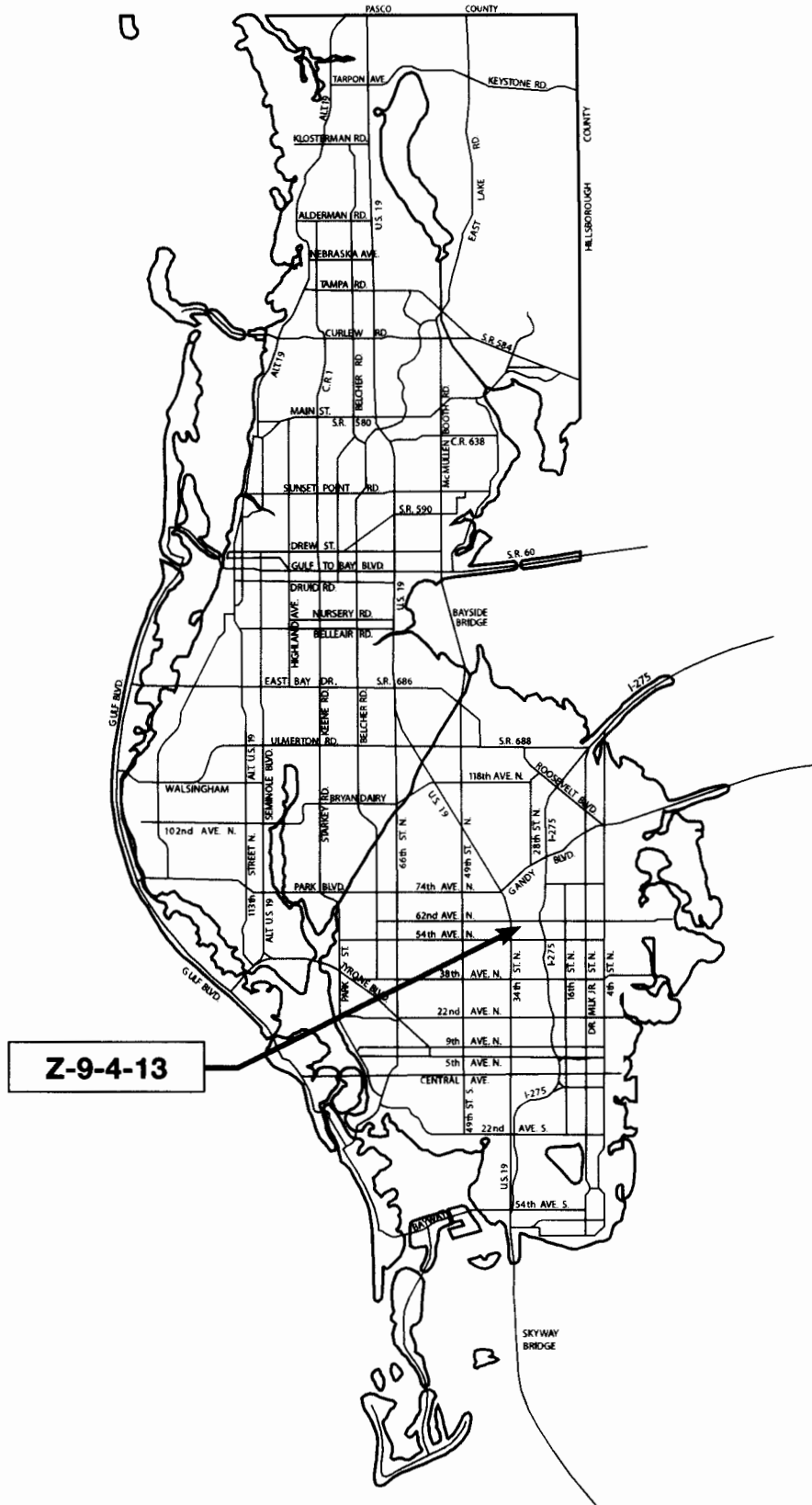
- Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.
- Policy 1.2.9 The Pinellas County Land Development Code may allow a density bonus for Affordable Housing Developments as specified in the County's adopted State Housing Initiatives Partnership Housing Incentive Plan, and subject to program guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Pinellas County Comprehensive Zoning Regulations and the site plan review process. Subject to the above constraints and considerations, any density bonus allowed for an affordable housing development shall not exceed 50 percent of the allowable density on a property as determined by the Future Land Use Map or the applicable land development regulations, whichever is more restrictive. A density bonus shall not be allowed for affordable housing developments located within the coastal storm area.
- Policy 1.2.11 The following criteria will be used in determining preferred locations for Affordable Housing Development (AHD):
1. A mode of transportation other than privately-owned vehicles (e.g. a bus stop) is available within walking distance of the proposed AHD;
 2. The proposed AHD is located in proximity to neighborhood services such as a grocery store, pharmacy, or bank;
 3. The proposed AHD is located in proximity to places of employment;
 4. The proposed AHD is compatible with the surrounding development pattern;
 5. There is adequate infrastructure to serve the proposed AHD; and
 6. The proposed AHD is located outside the coastal storm area.
- Objective 1.11 Pinellas County shall implement its land use policies in a manner that clearly defines the future land use categories and the regulations pertaining to them that manage growth in Pinellas County.
- Policy 1.11.2 Zoning, signage, subdivision, and other existing County land development regulations that are discussed in any element of the *Pinellas County Comprehensive Plan* or have been approved by the Board of County Commissioners shall be consistent with the Plan and include additional regulations that are specified by and based upon the Plan.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

Attachment (Maps)

LOCATION MAP



MAP-1

Z-9-4-13

Zoning From: R-6, Mobile Home Parks and Subdivisions

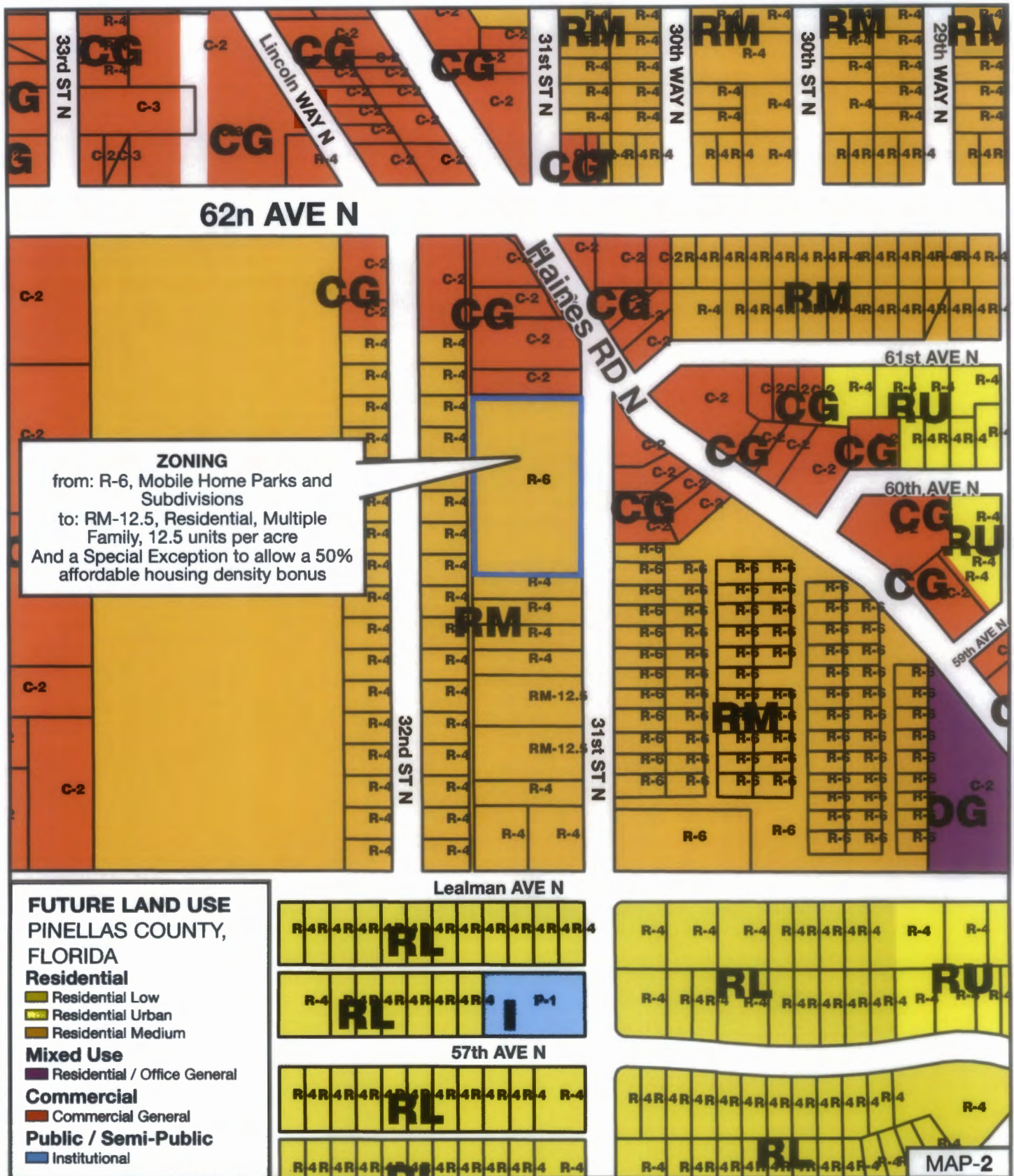
To: RM-12.5, Residential, Multiple Family, 12.5 units per acre

And a Special Exception to allow a 50% affordable housing density bonus



Parcel I.D. 35/30/16/00000/320/0600

Prepared by: Pinellas County Strategic Planning & Initiatives January 2013



Z-9-4-13

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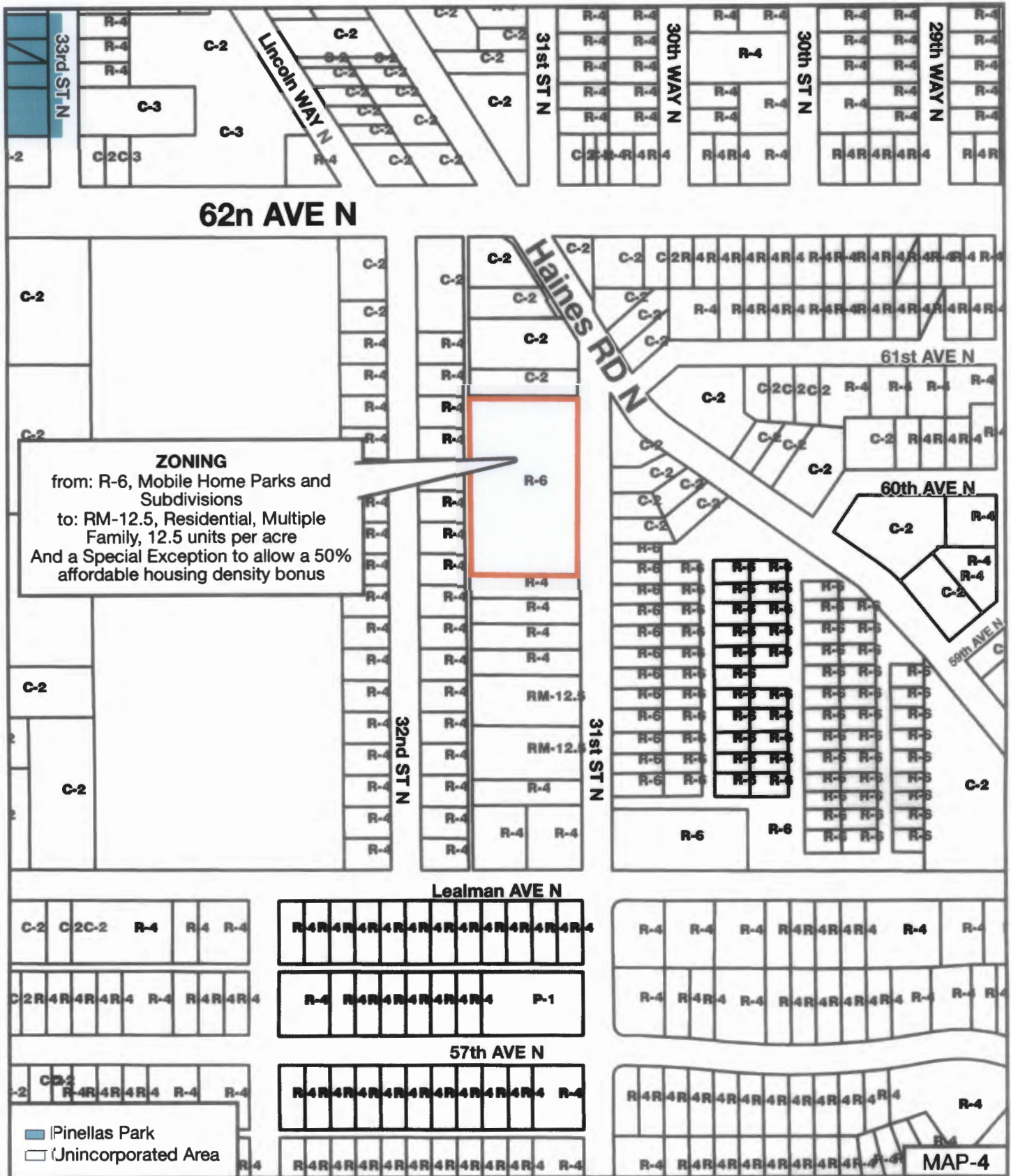


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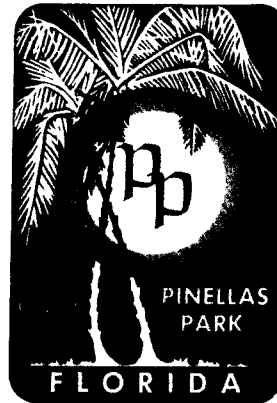
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Prepared by: Pinellas County Strategic Planning & Initiatives January 2013



City of
PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100
PINELLAS PARK, FL 33780-1100



FLORIDA

PHONE • (727) 541-0700
FAX • (727) 544-7448
SUNCOM • 969-1011

March 26, 2013

Pinellas County Planning Department
Building & Development Review Services
440 Court Street, 4th Floor
Clearwater, FL 33756

Re: Case No. Z-9-4-13

Dear Sir/Madam:

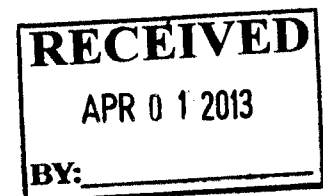
Please be advised that the City of Pinellas Park Zoning Division has reviewed the public notice of rezoning from R-6, Mobile Home Parks to RM 12.5 and a special exception to allow a 50% affordable housing density bonus for a parcel of land generally located on the west side of 31st Street, south of Haines Road.

The City has no objection to the request.

Sincerely,

Dean R. Neal, AICP
Zoning Division Director

C: Thomas L. Shevlin, AICP, Asst. City Manager



PRINTED ON RECYCLED PAPER

RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF A PARCEL CONTAINING APPROXIMATELY 1.7 ACRES LOCATED ON THE WEST SIDE OF 31ST STREET NORTH, 80 FT. SOUTH OF HAINES ROAD IN THE UNINCORPORATED AREA OF ST. PETERSBURG; PAGE 786 OF THE ZONING ATLAS, AS BEING IN SECTION 35, TOWNSHIP 30, RANGE 16; FROM R-6, MOBILE HOME PARKS AND SUBDIVISIONS TO RM-12.5, RESIDENTIAL, MULTIPLE FAMILY, 12.5 UNITS PER ACRE AND A SPECIAL EXCEPTION TO ALLOW A 50% AFFORDABLE HOUSING DENSITY BONUS; UPON APPLICATION OF PINELLAS COMMUNITY HOUSING FOUNDATION, TRUSTEE, PINELLAS COUNTY COMMUNITY HOUSING PROGRAM LAND TRUST THROUGH JOHN D. CARR, CONTEMPORARY HOUSING ALTERNATIVES OF FLORIDA, INC., REPRESENTATIVE, Z-9-4-13

WHEREAS, Pinellas Community Housing Foundation, Trustee, Pinellas County Community Housing Program Land Trust, Owner(s) of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property hereinafter described from R-6, Mobile Home Parks and Subdivisions to RM-12.5, Residential, Multiple Family, 12.5 units per acre and a Special Exception to allow a 50% affordable housing density bonus; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 21st day of May 2013, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Attached Exhibit "A"

be, and the same is hereby changed from R-6, Mobile Home Parks and Subdivisions to RM-12.5, Residential, Multiple Family, 12.5 units per acre and a Special Exception to allow a 50% affordable housing density bonus, Z-9-4-13.

Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

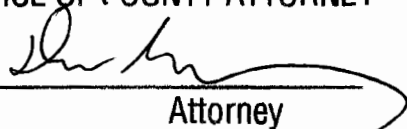
Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By



Attorney

Z-9-4-13

EXHIBIT "A"

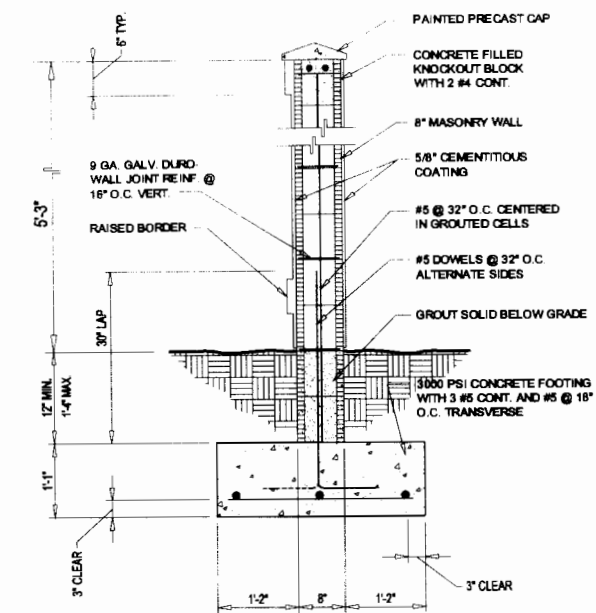
LEGAL DESCRIPTION

Exhibit "A"

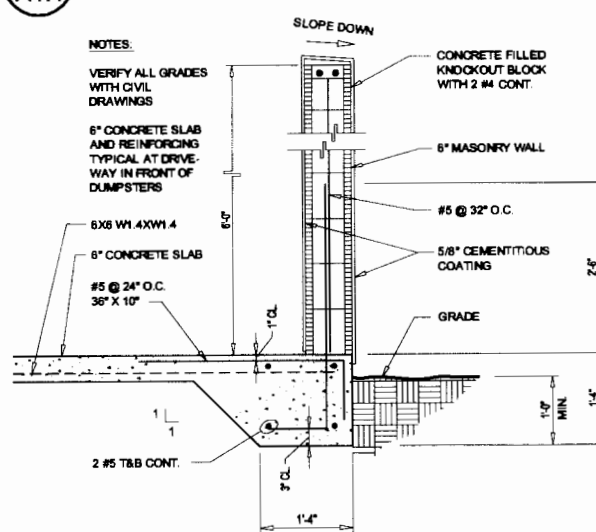
Beginning 30 feet North and 30 feet West of the Southeast corner of Northwest 1/4 of Southwest 1/4 of Section 35, Township 30, Range 16 run North 0 deg. 15'23" West, 582 feet for Point of Beginning; run thence North 0 deg. 15'23" West, 150.00 feet; thence North 89 deg. 29'37" West, 217.5 feet; thence South 0 deg. 15'23" East, 150 feet; thence South 89 deg. 29'37" East, 217.5 feet to the Point of Beginning "A".

ALSO

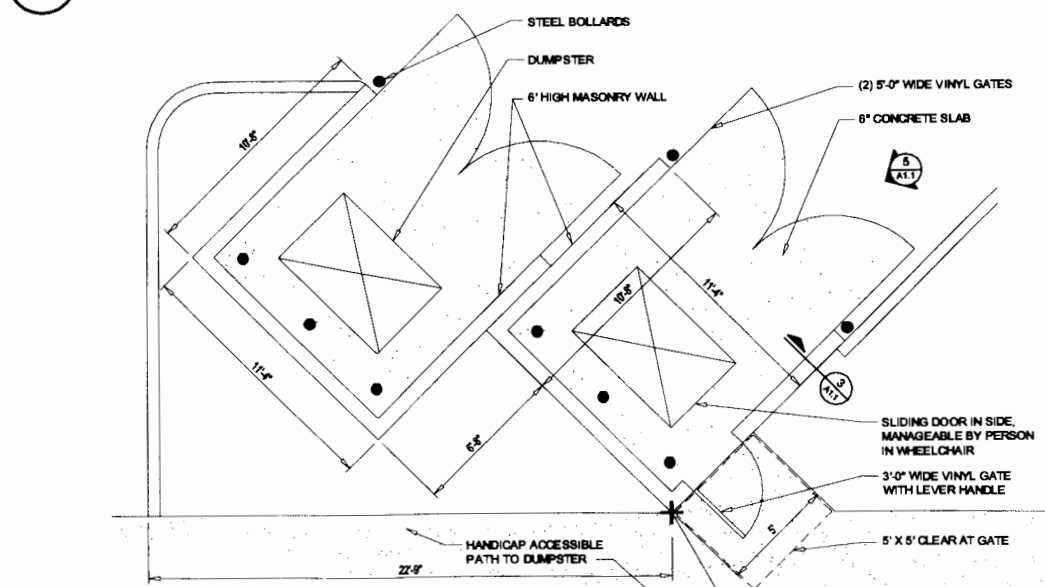
Beginning 30 feet North and 30 feet West of the Southeast corner of Northwest 1/4 of Southwest 1/4 of Section 35, Township 30, Range 16 (which is the Northwest corner of 31st St. and Lehman Ave.) run North 0 deg. 15'23" West, 732 feet for Point of Beginning "B"; run thence North 0 deg. 15'23" West, 200 feet; thence North 89 deg. 29'37" West, 217.50 feet; thence South 0 deg. 15'23" East, 200 feet; thence South 89 deg. 29'37" East, 217.50 feet to the Point of Beginning "B".



2
A1.1
SEPARATE PERMIT
SIGN SECTION
SCALE: 3/4\"/>

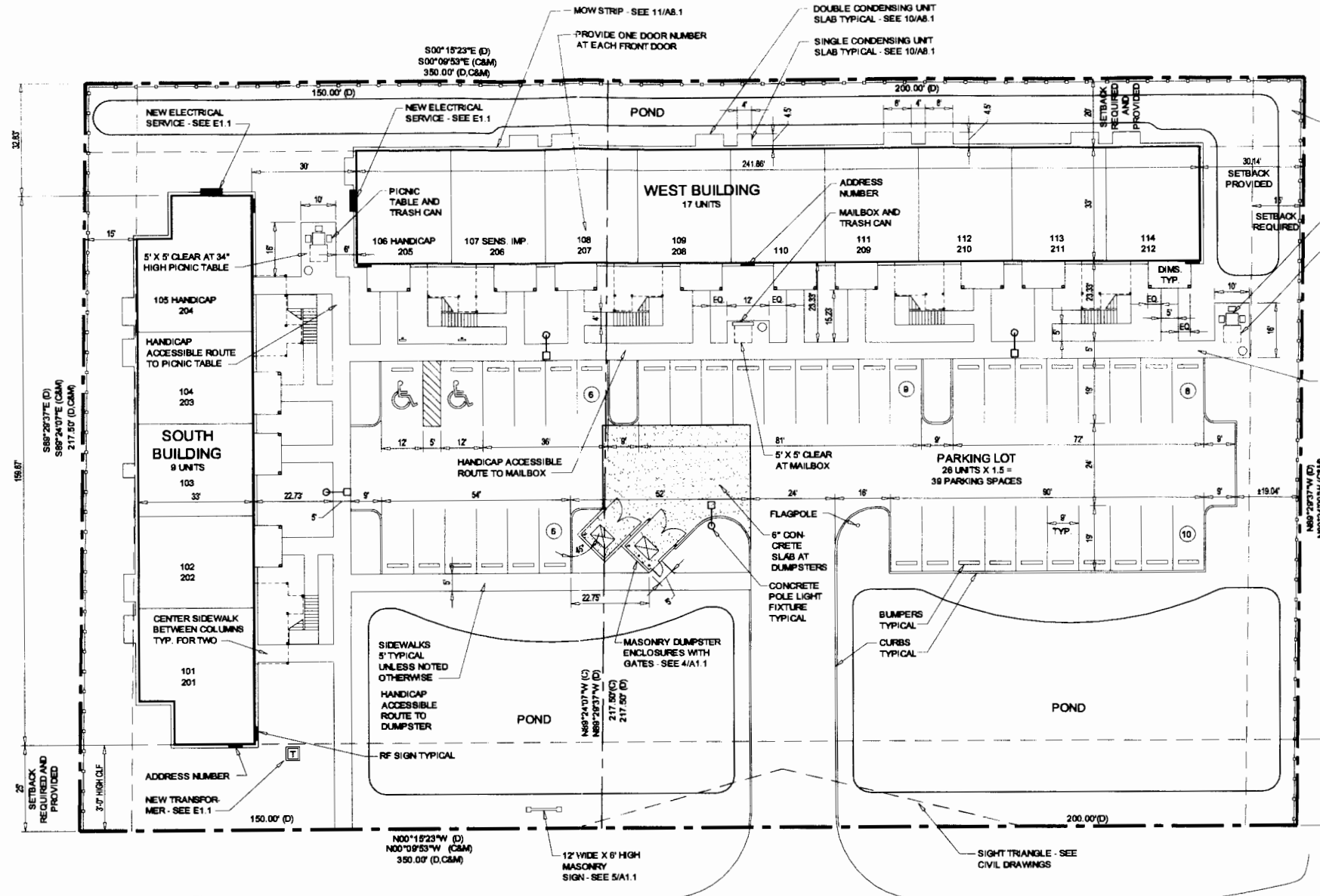


3
A1.1
DUMPSTER SECTION
SCALE: 3/4\"/>

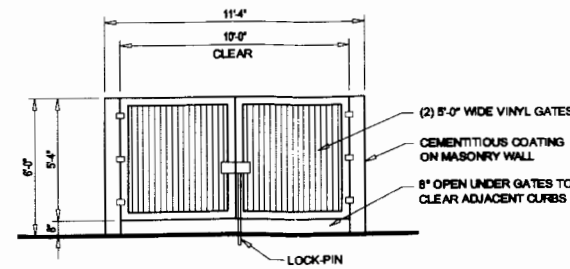


4
A1.1
DUMPSTER PLAN
SCALE: 1/4\"/>

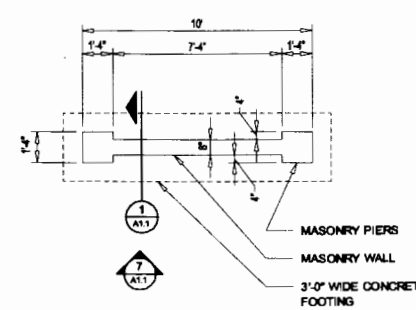
2-9-4-13



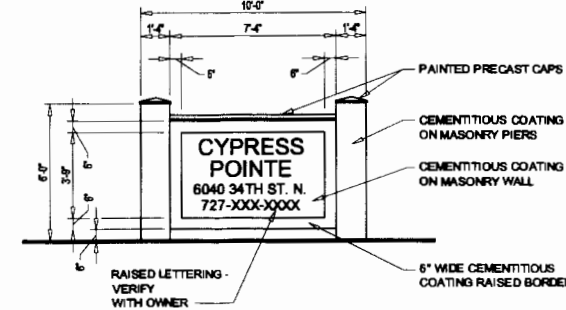
1
A1.1
SITE PLAN
SCALE: 1\"/>



5
A1.1
TYPICAL FOR TWO DUMPSTER ENCLOSURES
DUMPSTER ELEVATION
SCALE: 1/4\"/>



6
A1.1
SEPARATE PERMIT
SIGN PLAN
SCALE: 1/4\"/>



7
A1.1
SEPARATE PERMIT
SIGN ELEVATION
SCALE: 1/4\"/>

ORDINANCES
ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.

ACCESSIBILITY
DUMPSTERS, MAILBOX AND PICNIC TABLES ARE ON A HANDICAP ACCESSIBLE ROUTE FROM EVERY UNIT.

MAILBOX
CONTRACTOR TO PROVIDE AND INSTALL 28-UNIT MAILBOX WITH 54\"/>

SIGNS
CONTRACTOR TO PROVIDE AND INSTALL THE FOLLOWING SIGNS AS NOTED ON PLAN:
- UNIT ENTRY NUMBER AT EACH FRONT DOOR
- ONE ADDRESS NUMBER ON EACH BUILDING
- TWO RF SIGNS ON EACH BUILDING
- MASONRY SIGN - SEE 5/A1.1

FIRE HYDRANT
FIRE AND WATER SERVICE
SPEED BUMPS?