

ZON-25-00002 - ZON-25-02

File Date: 06/17/2025

Application Status: In Review

Application Type: Zoning Change

Application Detail: Detail

Description of Work: rezoning and companion FLU amendment (filed separately)

Application Name: ZON-25-02

Site Address: 10636 GANDY BLVD, ST PETERSBURG, FL 33702

Owner Name: TWIN CITY MHC LLC

Owner Address: 8800 N BRONX AVE FL 2, SKOKIE, IL 60077 180

Parcel No: 173017000003400800

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">todd pressman</a>	<a href="#">Pressman &amp; Asso...</a>	Agent		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$1,875.00

Total Fee Invoiced: \$1,875.00

Balance: \$0.00

Custom Fields:	Change of Zoning Info				
	Current Zoning		Contract for Sale		DRC Meeting Date
	<a href="#">RMH</a>		<a href="#">No</a>		<a href="#">06/11/2025</a>
	Proposed Zoning				LPA Hearing Date
	<a href="#">RM</a>		Option to Purchase		<a href="#">09/10/2025</a>
			<a href="#">No</a>		BOCC Hearing Date
					<a href="#">10/21/2025</a>
	Does this involve a conditional overlay?		Has there been a previous application made before?		
	<a href="#">No</a>		<a href="#">No</a>		
			Does applicant own any property contiguous to subject property?		
			<a href="#">No</a>		
	Current Structures				
	<a href="#">mobile home park</a>				
	Proposed structures and improvements		Date subject property acquired		
	<a href="#">apartments to all code standards</a>		<a href="#">09/28/2021</a>		

SURROUNDING PROPERTY

Direction	Land Use	Zoning	Existing Use
<a href="#">North</a>	Commercial General (CG)	C-2, General Commercial and Services	Motel
<a href="#">South</a>	Commercial Recreation (CR)	C-2, General Commercial and Services	Amusement (Derby Lane)
<a href="#">East</a>	Employment (E) / Residential Urban (RU)	E-2, Employment 2 / R-4 One, Two and Three Family Residential	Light Manufacturing / Single-Family Residential
<a href="#">West</a>	Commercial General (CG)	C-2, General Commercial and Services	Outlet Store (Goodwill)

MULTI\_MODAL

State Account Description	Impact Fee Amount (Money)
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Completeness Review</a>		Deemed Complete	06/27/2025	Molly Cord
	<a href="#">Zoning Manager Review</a>	Michael Schoder...	Complete	06/27/2025	Michael Schoder...
	<a href="#">Admin Support Review</a>	Jennifer Admire			
	DRC Meeting				
	Staff Report and Recom...				
	Case Noticing				
	Planning Director Review				
	LPA Packet Prep and Di...				
	LPA Public Hearing				
	BOCC		Preparing		

Task		Assigned To	Status	Status Date	Action By	
Final Action						
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Docum
	<a href="#">zizzo casa verde authr...</a>	PLN_LUPC	Letter of Autho...	owners signature	application/pdf	Uploac
	<a href="#">zizzo cover manager of...</a>	PLN_LUPC	Other	additional officers	application/msword	Uploac
	<a href="#">zizzo narrative.docx</a>	PLN_LUPC	Other	narrative	application/msword	Uploac
	<a href="#">zizzo ortiz report 6.1...</a>	PLN_LUPC	Justification D...	case support and ba...	application/pdf	Uploac
	<a href="#">zizzo twin cert of own...</a>	PLN_LUPC	Certification o...	cert ownership	application/pdf	Uploac
	<a href="#">zizzo twin city sun.docx</a>	PLN_LUPC	Other	sunbiz ownership	application/msword	Uploac
	<a href="#">zizzo twin pin media e...</a>	PLN_LUPC	Other	narrative support	application/msword	Uploac
	<a href="#">zizzo twin survey rece...</a>	PLN_LUPC	Survey	survey	application/pdf	Uploac
	<a href="#">Case Maps</a>	PLN_LUPC	Other	FLU-25-04 & ZON-25-02	application/pdf	Uploac
	<a href="#">Signed Encumbrance Report</a>	PLN_LUPC	Certification o...		application/pdf	Uploac
	<a href="#">ZON-25-02 Worksheet</a>	PLN_LUPC	Other	ZON-25-02 Case Work...	application/pdf	Uploac
	<a href="#">Show all</a>					
Application Comments:	View ID	Comment		Date		
	BCC102728...	<a href="#">Approximately 8.94-acres located at 10636 Gandy...</a>		06/23/2025		
Initiated by Product: ACA						
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments	
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments	

ZON-2...

STATUS

LOCATION

CONTACT

WORKFLOW

ZON-25-02  
rezoning a...

> In Revi...  
06/27/2...

> 10636 ...  
ST PET...

&gt; todd pr...

> 11 total T  
●...

## ZON-25-00002 - ZON-25-02

Save

Reset

Synchronize

Address Locator

Cancel

Help

Street #

10636

Street Name

GANDY

Dir

--Select

Street Type

BLVD

Unit Type

--Select--

Unit #

Primary

Yes

City

ST PETERSBURG

State

FL

Zip Code

33702

Location Description

10636 GANDY BLVD

Legacy Fields

Street Address

10636 GANDY BLVD

Address Line 1

10636 GANDY BLVD

Address Line 2

ZON-2...

STATUS

LOCATION

CONTACT

WORKFLOW

ZON-25-02

&gt; In Revi...

&gt; 10636 ...

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rezoning a...

06/27/2...

ST PET...

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## ZON-25-00002 - ZON-25-02

Save

Add

Delete

CSV Export

Help

Table Subgroup SURROUNDING PROPERTY

Filter table...

<input type="checkbox"/> <u>Direction</u>	<u>Land Use(Text)</u>	<u>Zoning(Text)</u>	<u>Existing Use(Text)</u>
<input type="checkbox"/> North	Commercial General (CG)	C-2, General Commercial a	Motel
<input type="checkbox"/> South	Commercial Recreation (CF)	C-2, General Commercial a	Amusement (Derby Lane)
<input type="checkbox"/> East	Employment (E) / Residenti	E-2, Employment 2 / R-4 Or	Light Manufacturing / Single
<input type="checkbox"/> West	Commercial General (CG)	C-2, General Commercial a	Outlet Store (Goodwill)

ZON-25-00002

FLU-25-00004

# **PRESSMAN AND ASSOC., INC.**

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

## **Project Narrative: 10636 Gandy Blvd. Conversion of the Twin City Mobile Home Park**

This project seeks to remove the battered and vulnerable existing 101 lot Twin City Mobile Home Park, built in 1954, to today's current code, hurricane, flood and building construction requirements with a brand new rental apartment development. This proposed development is in the direction and lock step with the attached press item that documents that this site requires elevation of homes as mandated by Pinellas County. The existing mobile home park has flooded twice since 2023.

The proposed development is proposed as rental apartments to replace the entire existing mobile home park of which is located currently at zero elevation and building code requirements per each varying mobile home as placed on the site. The individual lots are rented/leased from the property owner.

The choice for replacement of the existing park is a rezoning to RM from RMH and a Future Land Use category of RM. Careful, cautious and rationale consideration was made for the increase of units from 101 to 133 units at this location considering the CHHA and the flood zone. A response to the required balancing criteria is also included:

- The RM FLU category at 15 dwelling units/acre versus the RH at 30 units/acre was chosen to present a lesser load of units and not appearing nor existing to impose nor impact the development parameters excessively.
- The density of units chosen will have less impact on the East abutting and existing single-family development in regard to perceived encroachment, overhanging and shadowing of those residences. Further, the initial work up of concept plans preliminarily show that setbacks should be possible to exceed building setback code requirements.
- The current mobile home park has zero storm water facility or ponding existing. The reduced number of units will facilitate plenty of stormwater facility for the site.

The attached balancing criteria analysis states that there is plenty of emergency shelter space available. Further, being located at major highways and arterial roadways transportation routes for evacuation is immediately available.



### MISCELLANEOUS NOTES

- (MN1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- (MN2) SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- (MN3) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- (MN4) ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- (MN5) BEARINGS BASED ON THE SOUTH LINE OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST AS BEING S89°42'32"W.
- (MN6) THERE IS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
- (MN7) THE ADDRESS (10636 GANDY BOULEVARD NORTH) WAS OBSERVED WHILE CONDUCTING THE SURVEY.
- (MN8) THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- (MN9) THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES.
- (MN10) THE LOCATION OF OFFSITE EASEMENTS OR SERVITUDE'S BURDENING AND BENEFITTING THE SURVEYED PROPERTY HAS BEEN SHOWN BUT EXISTING IMPROVEMENTS HAVE NOT BEEN SHOWN UNDERGROUND.
- (MN11) TOTAL AREA IS 386,386± SQUARE FEET, OR 8.87 ACRES, MORE OR LESS.
- (MN12) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO GANDY BOULEVARD, A DEDICATED PUBLIC RIGHT OF WAY.
- (MN13) THERE ARE 101 PAD SITES EACH HAVING 2 PARKING SPACES EACH.
- (MN14) SHEET 4 OF 4 IS A 2018 COUNTY AERIAL OVERLAY.

### FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) ("AE") OF THE FLOOD INSURANCE RATE MAP NUMBER 12103C0228H, COMMUNITY NUMBER 125148, PANEL NUMBER 0228H WHICH BEARS AN EFFECTIVE DATE OF AUGUST 24, 2021 AND IS IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

### ALTANSPPS LAND TITLE SURVEY

#### FOR TWIN CITY MOBILE HOME PARK

10636 GANDY BOULEVARD NORTH, ST. PETERSBURG, FL  
PINELLAS COUNTY, STATE OF FLORIDA

BASED UPON TITLE COMMITMENT NO. NCS-1065088-3-CH12  
OF FIRST AMERICAN TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF SEPTEMBER 13, 2021

### SURVEYOR'S CERTIFICATION

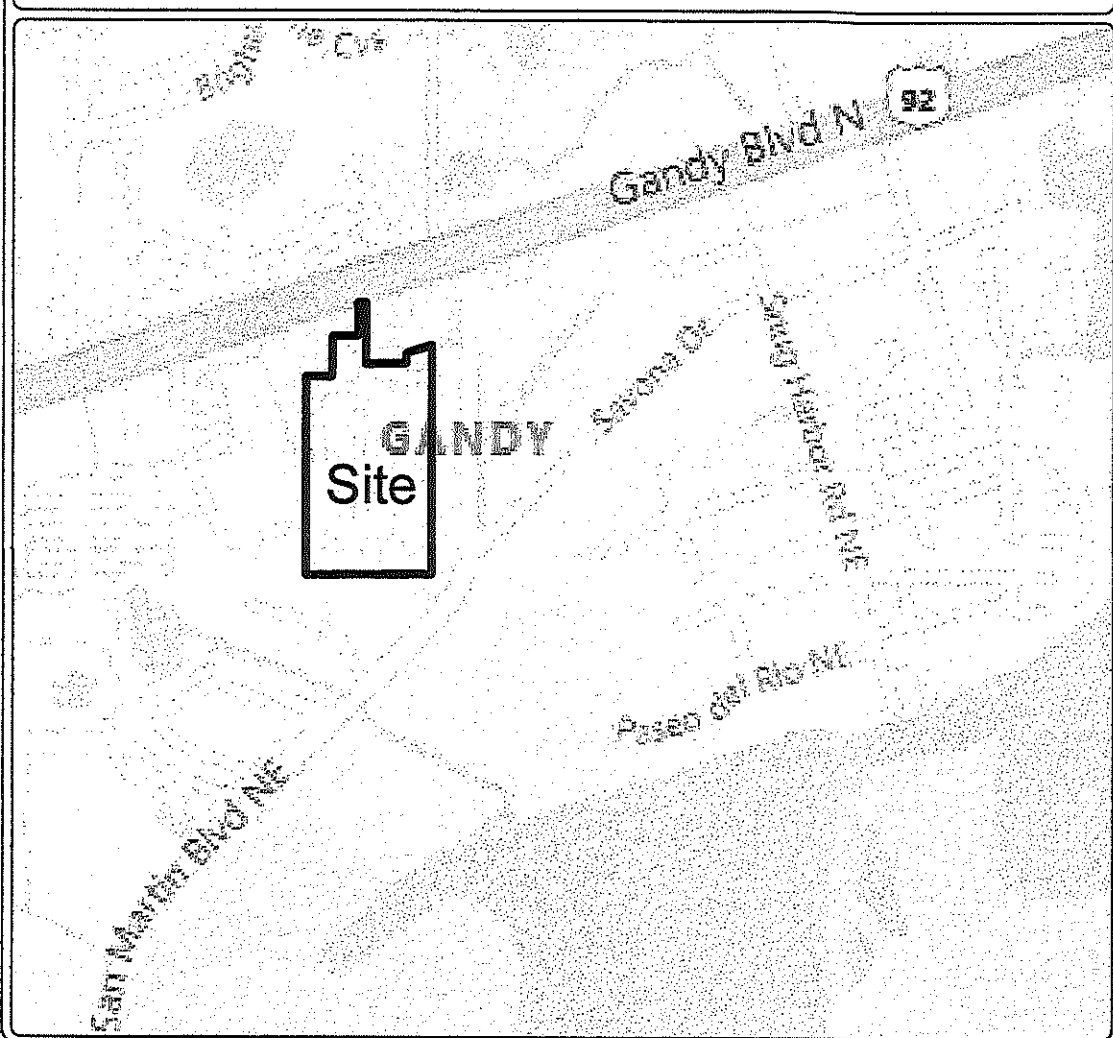
TO: TWIN CITY MHC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6B, 7A, 7B, 7C, 8, 9, 11(a), 13, 15, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 27, 2021.

REGISTERED SURVEYOR: GARY L. GERMAINE  
REGISTERED LAND SURVEYOR NO. 3945  
IN THE STATE OF: FLORIDA  
DATE OF SURVEY: AUGUST 27, 2021  
DATE OF LAST REVISION: SEPTEMBER 30, 2021  
DATE PRINTED: SEPTEMBER 30, 2021  
GERMAINE JOB NO. 673-21-002  
EMAIL: INFO@GERMAINESURVEYING.COM

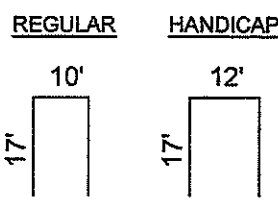
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE SKEWERED, PLAT

### VICINITY MAP - NOT TO SCALE



THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED AND THEIR SUCCESSORS OR ASSIGNS ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY.

### PARKING SPACES



### PARKING

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	0
HANDICAP	0
PAD SITES	202
TOTAL	202

### LINE TABLE

BOUNDARY	---
TIE LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---
TOP OF BANK	---
TOE OF SLOPE	---
CENTERLINE OF SWALE	---
OVERHEAD WIRES	---

### LEGEND OF SYMBOLS & ABBREVIATIONS

PG PAGE	F.L. FENCE LINE
P.B. PLAT BOOK	F.C. FENCE CORNER
O.R. OFFICIAL RECORD	CONC. CONCRETE
R/W RIGHT OF WAY	C.L.F. CHAIN LINK FENCE
P.C. POINT OF CURVE	C.B.S. CONCRETE BLOCK STRUCTURE
P.T. POINT OF TANGENT	(P) AS RECORDED ON PLAT
P.R.C. POINT OF REVERSE CURVE	(D) AS RECORDED ON DEED
P.C.C. POINT OF COMPOUND CURVE	(F) AS MEASURED IN FIELD
P.O.B. POINT OF BEGINNING	(PRO) PRORATED MEASUREMENT
P.O.C. POINT OF COMMENCEMENT	F.C.M. FOUND CONCRETE MONUMENT
F.I.R. FOUND IRON ROD	S.C.M. SET CONCRETE MONUMENT PSM 3945
F.I.P. FOUND IRON PIPE	S.I.R. SET IRON ROD & CAP PSM 3945
F.N.D. FOUND NAIL & DISK	S.N.D. SET NAIL & DISK STAMPED PSM 3945
METER POST	VAULT
POWER POLE	SIGN (AS NOTED)
LIGHT POLE	TOWER
GUY WIRE	MONITORING WELL
ELECTRIC MANHOLE	FLAG POLE
ELECTRIC METER	WATER VALVE
ELECTRIC VAULT	FIRE HYDRANT
ELECTRIC BOX	BACKFLOW PREVENTER
TRANSFORMER	WATER METER
AIR CONDITIONER UNIT	MITERED END SECTION
TELEPHONE MANHOLE	WELL
TELEPHONE BOX	STORM DRAIN MANHOLE
CABLE BOX	STORM DRAIN INLET
GREASE TRAP	SEWER MANHOLE
SEWER VALVE	CLEAN OUT
GAS VALVE	GAS METER
HANDICAPPED PARKING	TRAFFIC SIGNAL BOX
SIGNAL LIGHT POLE	SIGNAL LIGHT
POINT OF ACCESS	

### ITEMS CORRESPONDING TO SCHEDULE B

- (10) EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 581, PAGE 202. The easement is plotted and shown.
- (11) TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN D. D. PYRON AND GERTRUDE PYRON, HIS WIFE AND OAKLEY WAYNE PYRON AND JOYCE M. PYRON, HIS WIFE RECORDED IN OFFICIAL RECORDS BOOK 832, PAGE 350. The easement is plotted and shown.
- (12) EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 109. The easement is plotted and shown.
- (13) EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 112. The easement is plotted and shown. (Note: shade area)
- (14) EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1805, PAGE 530. The easement is plotted and shown. (Note: This item overlaps the above easement 13)
- (15) TERMS AND CONDITIONS OF THE EASEMENT AGREEMENT BETWEEN SNUG HARBOR VILLAGE, LLC, A FLORIDA LIMITED LIABILITY AND TWIN CITY OF TAMPA BAY LLC RECORDED IN OFFICIAL RECORDS BOOK 15691, PAGE 2373. The easement is plotted and shown. (ALSO KNOWN AS PARCEL 4)
- (16) THAT CERTAIN UNRECORDED LEASE, BY AND BETWEEN TWIN CITY MOBILE HOME COMMUNITY LLC, LESSOR, AND CENTRAL FLORIDA LAUNDRY LEASING, INC., LESSEE, AS EVIDENCED BY THAT CERTAIN LAUNDRY SPACE LEASE AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 19820, PAGE 1441. This item refers to the surveyed property but contains no plottable survey items.

### SIGNIFICANT OBSERVATIONS

- A MOBILE HOME EXTENDS OVER THE SOUTH PROPERTY LINE BY 1.1 FEET ON THE S.W. CORNER AND 1.6 FEET ON THE S.E. CORNER AND ALSO EXTENDS INTO BUILDING SETBACK LINE THEREOF. (SEE SHEET 3 OF 4)
- B METAL SHED WITH WOOD FLOOR EXTENDS OVER THE SOUTH PROPERTY LINE BY 8.7 FEET ON THE S.W. CORNER AND 8.5 FEET ON THE S.E. CORNER THEREOF. (SEE SHEET 3 OF 4)
- C MOBILE HOME EXTENDS OVER THE SOUTH PROPERTY LINE BY 11.2 FEET ON THE S.W. CORNER AND 10.9 FEET ON THE S.E. CORNER ALSO EXTENDS INTO BUILDING SETBACK LINE THEREOF. (SEE SHEET 3 OF 4)
- D MOBILE HOME EXTENDS OVER THE SOUTH PROPERTY LINE BY 10.1 FEET ON THE S.W. CORNER AND 9.5 FEET ON THE S.E. CORNER ALSO EXTENDS INTO BUILDING SETBACK LINE THEREOF. (SEE SHEET 3 OF 4)
- E MOBILE HOME EXTENDS OVER THE SOUTH PROPERTY LINE BY 1.0 FEET ON THE S.W. CORNER AND 0.3 FEET ON THE S.E. CORNER ALSO EXTENDS INTO BUILDING SETBACK LINE THEREOF. (SEE SHEET 3 OF 4)
- F 1 STORY BUILDING (CLUBHOUSE) BUILDING EXTENDS INTO EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 581, PAGE 202. (SEE SHEET 3 OF 4)
- G 1 STORY BUILDING EXTENDS INTO EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 112. (SEE SHEET 2 OF 4)
- H 1 STORY BUILDING (LAUNDRY ROOM) EXTENDS INTO EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 845, PAGE 112 & IN OFFICIAL RECORDS BOOK 1805, PAGE 530. (SEE SHEET 3 OF 4)
- I MOBILE HOME EXTENDS INTO BUILDING SETBACK LINE BY 6.8 FEET ON THE N.W. CORNER AND 0.8 FEET ON THE N.E. CORNER THEREOF. (SEE SHEET 2 OF 4)
- J MOBILE HOME EXTENDS INTO BUILDING SETBACK LINE BY 5.1 FEET ON THE N.W. CORNER AND 1.0 FEET ON THE N.E. CORNER THEREOF. (SEE SHEET 2 OF 4)

### ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED "RMF" RESIDENTIAL MOBILE / MANUFACTURED HOME DISTRICT AND IS SUBJECT TO THE FOLLOWING CONDITIONS.

FRONT SETBACK: 25 FEET  
SIDE SETBACK: 10 FEET  
REAR SETBACK: 10 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

PARKING SPACES REQUIRED: 153 TOTAL PARKING SPACES

NOTE: LEGAL NONCONFORMING TO USE, SETBACKS, SITE AREA AND DENSITY

THIS INFORMATION WAS PROVIDED BY THE PLANNING & ZONING RESOURCE COMPANY, 1300 NORTH MERIDIAN AVENUE, SUITE 400, OKLAHOMA CITY, OKLAHOMA 73108, PHONE: 405-940-4344, PZR SITE NUMBER: 149193-3, DATED: AUGUST 16, 2021.

### SURVEYORS LEGAL DESCRIPTION

A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SAID SECTION 17; THENCE SOUTH 89°42'32" WEST, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 468.77 FEET; THENCE NORTH 00°00'40" WEST, A DISTANCE OF 739.98 FEET; THENCE NORTH 89°42'32" EAST, A DISTANCE OF 95.61 FEET; THENCE NORTH 00°07'47" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°42'32" EAST, A DISTANCE OF 95.44 FEET; THENCE NORTH 00°07'47" EAST, A DISTANCE OF 125.25 FEET TO THE SOUTH RIGHT OF WAY LINE OF SRD#1-45.1, 145.2, 1456-R, PER ORDER OF TAKING IN O.R. BOOK 1782, PAGE 723, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 89°49'45" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT LYING ON THE WEST LINE OF LOT 1, BLOCK 1, SAN MARTIN VILLAGE REPLAT, AS RECORDED IN PLAT BOOK 135, PAGE 43 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°07'47" WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 228.39 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 89°42'32" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 152.89 FEET; THENCE NORTH 00°02'05" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 38.86 FEET; THENCE NORTH 72°40'47" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; SAID POINT ALSO LYING ON THE WEST LINE OF BLOCK 1, OF FLORIDA RIVERA PLAT NO. 5, SECTION "A", AS RECORDED IN PLAT BOOK 17, PAGE 34 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND IS ALSO THE NORTH - SOUTH QUARTER LINE OF SAID SECTION 17; THENCE SOUTH 00°02'32" WEST, ALONG THE WEST LINE OF SAID PLAT, ALSO BEING THE NORTH - SOUTH QUARTER LINE OF SAID SECTION 17, A DISTANCE OF 854.75 FEET TO THE POINT OF BEGINNING, CONTAINING 386,386 SQUARE FEET OR 8.87 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LEGAL IS THE SAME LAND AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1065088-3-CH12 BEARING AN EFFECTIVE DATE OF SEPTEMBER 13, 2021 @ 7:30 a.m.

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF THE WEST 183.14 FEET OF THE EAST 278.58 FEET OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS:

TRACT 1:

FROM THE SE CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 95.44 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'32" WEST 183.14 FEET; THENCE RUN NORTH 00°02'32" EAST 1011.92 FEET; THENCE RUN NORTH 89°42'32" EAST 30 FEET; THENCE RUN SOUTH 00°02'32" WEST 225.92 FEET; THENCE RUN NORTH 89 DEGREES 42'32" EAST 153.14 FEET; THENCE RUN SOUTH 00°02'32" WEST 786 FEET TO THE POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

LESS THAT PORTION DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 278.58 FEET; THENCE RUN NORTH 00°02'32" EAST 660 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'32" EAST 351.02 FEET THENCE NORTH 89°42'32" EAST 30 FEET; THENCE SOUTH 00°02'32" WEST 351.92 FEET; THENCE SOUTH 89°42'32" WEST 30 FEET TO A POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

TRACT 2:

FROM THE SE CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 278.58 FEET THENCE RUN NORTH 00°02'32" EAST 660 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'32" EAST 351.92 FEET; THENCE NORTH 89°42'32" EAST 30 FEET THENCE SOUTH 00°02'32" WEST 351.92 FEET; THENCE SOUTH 89°42'32" WEST 30 FEET TO A POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

PARCEL 2:

THE EAST 95.44 FEET OF THAT PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST LYING SOUTH OF THE TAMPA AND ST. PETERSBURG RAILROAD CO. RIGHT-OF-WAY.

LESS THAT PART DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF THE SW 1/4 OF SAID SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN NORTH 00°02'32" EAST ALONG THE NORTH/SOUTH CENTER LINE OF SAID SECTION 17, 854.75 FEET TO A POINT OF BEGINNING; RUN THENCE NORTH 00°02'32" EAST 300 FEET TO THE SOUTHERLY LINE OF GANDY BOULEVARD, THENCE SOUTH 72°40'47" WEST ALONG THE SOUTHERLY LINE OF GANDY BOULEVARD 100 FEET; THENCE SOUTH 00°02'32" WEST 300 FEET; THENCE NORTH 72°40'47" EAST 100 FEET TO POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

PARCEL 3:

TRACT 1:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 374.02 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°42'32" WEST 95.44 FEET THENCE RUN NORTH 00°02'32" EAST 739.98 FEET; THENCE NORTH 89°42'32" EAST 95.44 FEET; THENCE SOUTH 00°02'32" WEST 739.98 FEET TO POINT OF BEGINNING.

TRACT 2:

FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 278.58 FEET TO POINT OF BEGINNING; THENCE RUN SOUTH 89°42'32" WEST 95.44 FEET; THENCE RUN NORTH 00°02'32" EAST 739.98 FEET TO POINT OF INTERSECTION WITH SOUTH LINE OF LANDS CONVEYED TO CHESTER B. WARRICK AND WIFE BY DEED FILED JANUARY 4, 1950, CLERK'S INSTRUMENT NO. 906547; THENCE RUN NORTH 89°42'32" EAST 95.44 FEET ALONG THE SOUTH BOUNDARY OF SAID WARRICK LAND; THENCE RUN SOUTH 00°02'32" WEST 739.98 FEET TO POINT OF BEGINNING.

AND

THAT PART OF THE WEST 183.14 FEET OF THE EAST 278.58 FEET OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, LYING SOUTH OF GANDY BOULEVARD DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST; RUN SOUTH 89°42'32" WEST 278.58 FEET; THENCE RUN NORTH 00°02'32" EAST 660 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'32" EAST 409.27 FEET; THENCE RUN NORTH 72°40'47" EAST 31.43 FEET; THENCE RUN SOUTH 00°02'32" WEST 418.46 FEET; THENCE RUN SOUTH 89°42'32" WEST 30 FEET TO POINT OF BEGINNING.

SRD#1-45.1, 145.2, 1456-R RIGHT OF WAY

LESS THAT PART OF:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST; RUN THENCE SOUTH 89°42'32" WEST 95.44 FEET TO A POINT OF BEGINNING, CONTINUE THENCE SOUTH 89°42'32" WEST 183.14 FEET; THENCE NORTH 00°02'32" EAST; 1069.27 FEET TO THE SOUTHERLY BOUNDARY OF SR 600, THENCE NORTHEASTERLY ALONG SAID BOUNDARY 31.43 FEET; THENCE RUN SOUTH 00°02'32" WEST 292.47 FEET; THENCE NORTH 89°42'32" EAST 153.14 FEET THENCE SOUTH 00°02'32" WEST 786 FEET TO THE POINT OF BEGINNING.

LYING WITH THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCE ON THE EAST BOUNDARY OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST AT A POINT 1273.68 FEET NORTH OF THE SE CORNER OF SAID SECTION 17, RUN THENCE SOUTH 72°29'28" WEST 282.05 FEET; THENCE SOUTH 00°18'32" EAST 119.34 FEET TO A POINT OF BEGINNING; RUN THENCE SOUTH 72 DEGREES 29'28" WEST 49.40 FEET; THENCE SOUTH 47°57'09" EAST 23.27 FEET; THENCE SOUTH 00°18'32" EAST 26.97 FEET; THENCE NORTH 89°41'28" EAST 60 FEET; THENCE NORTH 00°18'32" WEST 66.55 FEET; THENCE SOUTH 72°29'28" WEST 31.40 FEET TO THE POINT OF BEGINNING.

TRACT 4:

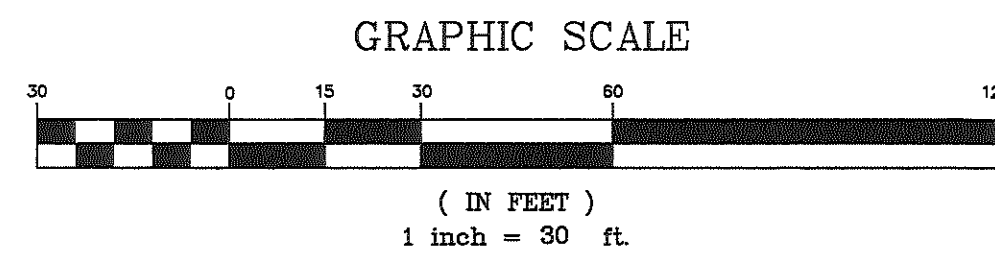
THE SOUTH 150 FEET OF THE FOLLOWING DESCRIBED TRACT:

FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 278.58 FEET TO A POINT; THENCE NORTH 00°02'32" EAST 739.98 FEET TO A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN NORTH 00°02'32" EAST 329.29 FEET TO THE SOUTHERLY BOUNDARY LINE OF GANDY BOULEVARD, THENCE SOUTH 72°40'47" WEST ALONG SOUTHERLY BOUNDARY LINE OF GANDY BOULEVARD A DISTANCE OF 100 FEET; THENCE SOUTH 00°02'32" WEST 300 FEET; THENCE NORTH 89°42'32" EAST 95.44 FEET TO THE POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

PARCEL 4:  
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET-FORTH IN THAT CERTAIN EASEMENT AGREEMENT BETWEEN SNUG HARBOR VILLAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND TWIN CITY OF TAMPA BAY LLC, RECORDED MARCH 19, 2007, IN OFFICIAL RECORDS BOOK 15691, PAGE 2373, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1065088-3-CH12 BEARING AN EFFECTIVE DATE OF SEPTEMBER 13, 2021 @ 7:30 a.m.





**LEGEND OF SYMBOLS & ABBREVIATIONS**

METER POST	VAULT
POWER POLE	SIGN (AS NOTED)
LIGHT POLE	TOWER
GUY WIRE	MONITORING WELL
ELECTRIC MANHOLE	FLAG POLE
ELECTRIC METER	WATER VALVE
ELECTRIC VAULT	FIRE HYDRANT
BACKFLOW PREVENTER	ELECTRIC BOX
WATER METER	TRANSFORMER
WELL	AIR CONDITIONER UNIT
STORM DRAIN MANHOLE	TELEPHONE MANHOLE
STORM DRAIN INLET	TELEPHONE BOX
GREASE TRAP	CABLE BOX
SEWER MANHOLE	MITERED END SECTION
SEWER VALVE	TRAFFIC SIGNAL BOX
CLEAN OUT	SIGNAL LIGHT
GAS VALVE	SIGNAL LIGHT POLE
GAS METER	POINT OF ACCESS
HANDICAPPED PARKING	

F.L.	FENCE LINE
F.C.	FENCE CORNER
CONC.	CONCRETE
C.L.F.	CHAIN LINK FENCE
C.B.S.	CONCRETE BLOCK STRUCTURE
(P)	AS RECORDED ON PLAT
(D)	AS RECORDED ON DEED
(F)	AS MEASURED IN FIELD
(PRO)	PRORATED MEASUREMENT
F.C.M.	FOUND CONCRETE MONUMENT
S.C.M.	SET CONCRETE MONUMENT PSM 3945
S.I.R.	SET IRON ROD & CAP PSM 3945
S.N.D.	SET NAIL & DISK STAMPED PSM 3945
PG	PAGE
P.B.	PLAT BOOK
O.R.	OFFICIAL RECORD
R/W	RIGHT OF WAY
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENT
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
F.N.D.	FOUND NAIL & DISK

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**LINE TABLE**

BOUNDARY	—————
TIE LINE	-----
LOT LINE	-----
BUILDING	—————
CENTERLINE	-----
RIGHT OF WAY	-----
TOP OF BANK	-----
TOE OF SLOPE	-----
CENTERLINE OF SWALE	-----
OVERHEAD WIRES	-----

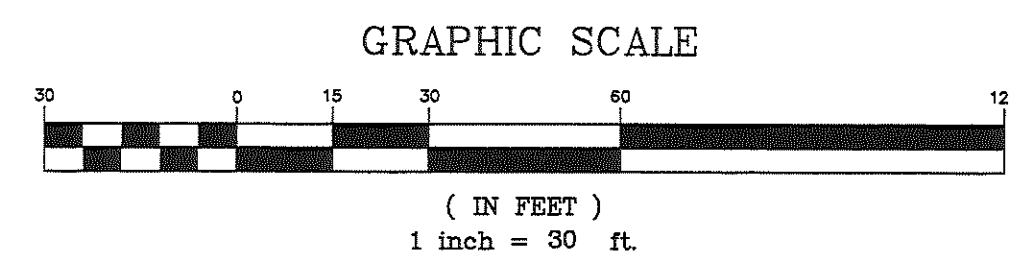
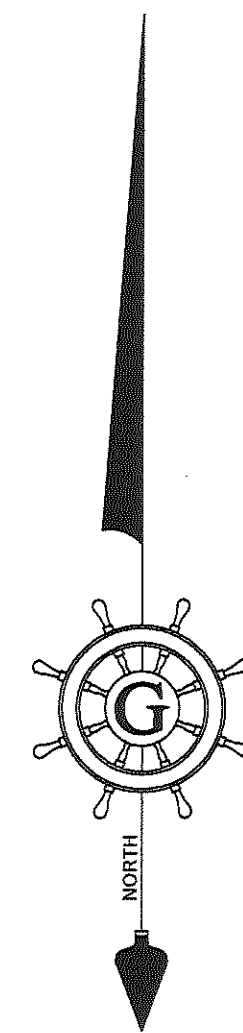


**LEGEND OF SYMBOLS & ABBREVIATIONS**

⊕ METER POST	⊕ VAULT
⊕ POWER POLE	⊕ SIGN (AS NOTED)
☆ LIGHT POLE	⊕ TOWER
— GUY WIRE	⊕ MONITORING WELL
⊕ ELECTRIC MANHOLE	⊕ FLAG POLE
⊕ ELECTRIC METER	⊕ WATER VALVE
⊕ ELECTRIC VAULT	⊕ FIRE HYDRANT
⊕ BACKFLOW PREVENTER	⊕ ELECTRIC BOX
⊕ WATER METER	⊕ TRANSFORMER
⊕ WELL	⊕ AIR CONDITIONER UNIT
⊕ STORM DRAIN MANHOLE	⊕ TELEPHONE MANHOLE
⊕ STORM DRAIN INLET	⊕ TELEPHONE BOX
⊕ GREASE TRAP	⊕ CABLE BOX
⊕ SEWER MANHOLE	⊕ MITERED END SECTION
⊕ SEWER VALVE	⊕ TRAFFIC SIGNAL BOX
⊕ CLEAN OUT	⊕ SIGNAL LIGHT
⊕ GAS VALVE	⊕ SIGNAL LIGHT POLE
⊕ GAS METER	⊕ POINT OF ACCESS
⊕ HANDICAPPED PARKING	

F.L.	FENCE LINE
F.C.	FENCE CORNER
CONC.	CONCRETE
C.L.F.	CHAIN LINK FENCE
C.B.S.	CONCRETE BLOCK STRUCTURE
(P)	AS RECORDED ON PLAT
(D)	AS RECORDED ON DEED
(F)	AS MEASURED IN FIELD
(PRO)	PROPORTIONED MEASUREMENT
F.C.M.	FOUND CONCRETE MONUMENT
S.C.M.	SET CONCRETE MONUMENT PSM 3945
S.I.R.	SET IRON ROD & CAP PSM 3945
S.N.D.	SET NAIL & DISK STAMPED PSM 3945
PG	PAGE
P.B.	PLAT BOOK
O.R.	OFFICIAL RECORD
R/W	RIGHT OF WAY
P.C.	POINT OF CURVE
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P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
F.N.D.	FOUND NAIL & DISK



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BUILDING	—————
CENTERLINE	—————
RIGHT OF WAY	—————
TOP OF BANK	—————
TOE OF SLOPE	—————
CENTERLINE OF SWALE	—————
OVERHEAD WIRES	—————

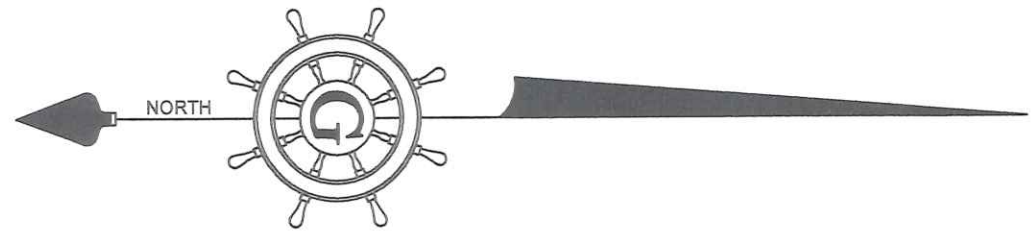


LEGEND OF SYMBOLS & ABBREVIATIONS									
PG	PAGE	F.L	FENCE LINE	METER POST	VAULT	GREASE TRAP	ELECTRIC BOX	BACKFLOW PREVENTER	MITERED END SECTION
P.B.	PLAT BOOK	F.C.	FENCE CORNER	POWER POLE	SIGN (AS NOTED)	SEWER MANHOLE	TRANSFORMER	WATER METER	TRAFFIC SIGNAL BOX
O.R.	OFFICIAL RECORD	CONC.	CONCRETE	LIGHT POLE	TOWER	SEWER VALVE	AIR CONDITIONER UNIT	WELL	SIGNAL LIGHT
R/W	RIGHT OF WAY	C.L.F.	CHAIN LINK FENCE	GUY WIRE	MONITORING WELL	CLEAN OUT	TELEPHONE MANHOLE	STORM DRAIN MANHOLE	SIGNAL LIGHT POLE
P.C.	POINT OF CURVE	C.B.S.	CONCRETE BLOCK STRUCTURE	ELECTRIC MANHOLE	FLAG POLE	GAS VALVE	TELEPHONE BOX	STORM DRAIN INLET	POINT OF ACCESS
P.T.	POINT OF TANGENT	(P)	AS RECORDED ON PLAT	ELECTRIC METER	WATER VALVE	GAS METER	CABLE BOX		
P.R.C.	POINT OF REVERSE CURVE	(D)	AS MEASURED IN FIELD	ELECTRIC VAULT	FIRE HYDRANT	HANDICAPPED PARKING			
P.C.C.	POINT OF COMPOUND CURVE	(F)	PRORATED MEASUREMENT						
P.O.B.	POINT OF BEGINNING	(PRO)	FOUND CONCRETE MONUMENT						
P.O.C.	POINT OF COMMENCEMENT	F.C.M.	SET CONCRETE MONUMENT PSM 3945						
F.I.R.	FOUND IRON ROD	S.C.M.	SET IRON ROD & CAP PSM 3945						
F.I.P.	FOUND IRON PIPE	S.I.R.	SET NAIL & DISK STAMPED PSM 3945						
F.N.D.	FOUND NAIL & DISK	S.N.D.							

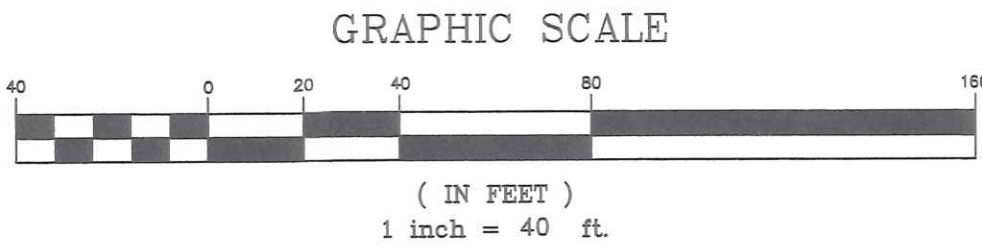
LINE TABLE	
BOUNDARY	—————
TIE LINE	—————
LOT LINE	—————
BUILDING	—————
CENTERLINE	—————
RIGHT OF WAY	—————
TOP OF BANK	—————
TOE OF SLOPE	—————
CENTERLINE OF SWALE	—————
OVERHEAD WIRES	—————

**GERMAINE SURVEYING INC.**  
PROFESSIONAL LAND SURVEYORS  
3803 KENILWORTH BOULEVARD SEBRING, FLORIDA 33870  
PHONE: 863-385-6856 FAX: 863-382-4531  
WEBSITE: GERMAINESURVEYING.COM

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2018 AERIAL OVERLAY ONLY!!!





## Future Land Use Amendment

**Tax Folio Number:** 17-30-17-00000-340-0800 **Address:** 10636 Gandy Blvd N.**Jurisdiction:** Unincorporated Pinellas County

**Summary of Request:** A change of use from Mobile Home to Multi-Family and a change of density from change the use of the land from Mobile Home Park to Multi-family; and a change of density from 11 dwellings per acre to 15 dwellings per acre

A. Access to Emergency Shelter Space and Evacuation Routes – The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.

RESPONSE: The site is currently approved for a mobile home park consisting of approximately 103 mobile home lots. 133 unit multi-family units are proposed. Pinellas County provides 17 emergency shelters: 10 are general shelters, 4 are pet friendly, and 3 are special needs.

Emergency Shelter Space: Pinellas County has hurricane shelter capacity for up to 20,000 persons. Shelters vary in type to include General Shelters, Pet Friendly Shelters and Special Needs Shelters. The tables below identify the types of shelters and the distance from the site.

Within a 10-mile of the site there are two general shelters: Melrose Elementary and New Heights Elementary; one special needs shelter, John Hopkins Middle School; and one pet friendly shelter, Lealman Exchange.

Emergency Shelter use is not restricted by address of the resident seeking refuge, however, not all shelters open for every occasion; instead, the size and timing of a storm determine which shelters will open

**Table 1. General Shelter**

Shelter Name	Address	Type	Distance from Site
Jamerson Elementary	1200 37 <sup>th</sup> St Petersburg FL	General Shelter	11.6 miles
McMullen Booth Elementary	3025 Union St Clearwater FL	General Shelter	13.6 miles
Melrose Elementary	1752 13 <sup>th</sup> Ave S. St Petersburg FL	General Shelter	10 miles
Milderd Helms Elementary	<u>561 Clearwater Largo Rd S, Largo</u>	General Shelter	13.1 miles
New Heights Elementary	3901 37 <sup>th</sup> St N St Petersburg	General Shelter	8.0 miles
Palm Harbor Middle	1800 Tampa Rd Palm Harbor	General Shelter	20.5 miles

Ross Norton	1426 S Martin Luther King Jr. Ave Clearwater FL	General Shelter	14.9 miles
Sanderlin K-8	2350 22nd Ave S St Petersburg FL	General Shelter	12.4
Sexton Elementary	1997 54 <sup>th</sup> Ave N St Petersburg	General Shelter	5.8 miles
Skycrest Elementary	10 N Corona Ave Clearwater FL	General Shelter	14.2

**Table 2. Special Needs Shelters**

<b>Shelter Name</b>	<b>Address</b>	<b>Type</b>	<b>Distance From site</b>
John Hopkins Middle	701 16 <sup>th</sup> St S. St Petersburg FL	Special Needs	9.5 miles
Palm Harbor University High Bldg 19	<u>1900 Omaha St, Palm Harbor</u>	Special Needs	22.4 miles
Lealman Exchange	5175 45 <sup>th</sup> Street N St Petersburg	Special Needs	8.0 miles

**Table 3. Pet Friendly**

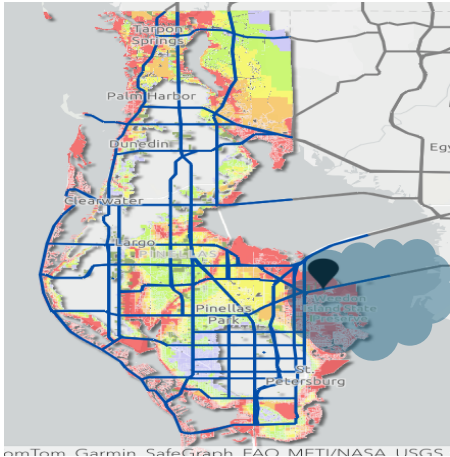
<b>Shelter Name</b>	<b>Address</b>	<b>Type</b>	<b>Distance from Site</b>
Gibbs High	8401 34 <sup>th</sup> St S St. Petersburg FL	Pet Friendly	13.6 miles
Largo High	410 Missouri Ave Largo FL	Pet Friendly	12.4 miles
Lealman Exchange	5175 45 <sup>th</sup> St N St. Petersburg FL	Pet Friendly	8 miles
Palm Harbor University High	1900 Omaha St Palm Harbor	Pet Friendly	20.5 miles

**Emergency Evacuation Routes:**

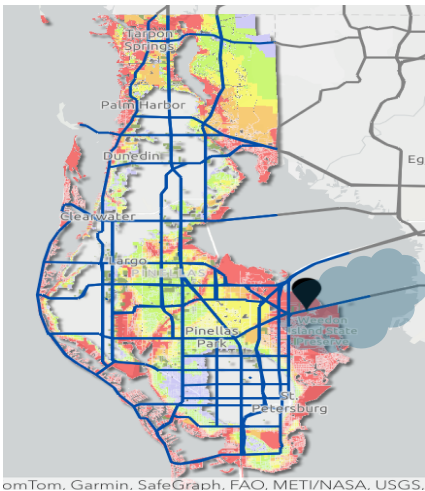
The site is well positioned for evacuation to the north into Pasco County, and east into Hillsborough County and points beyond. Evacuation routes to the east via the Howard Franklin and Courtney Campbell bridges allow access to Tampa International Airport.

- Potential Evacuation Route 1. East into South Tampa via Gandy Bridge. Allows into Hillsborough County and the City of Tampa and points further east

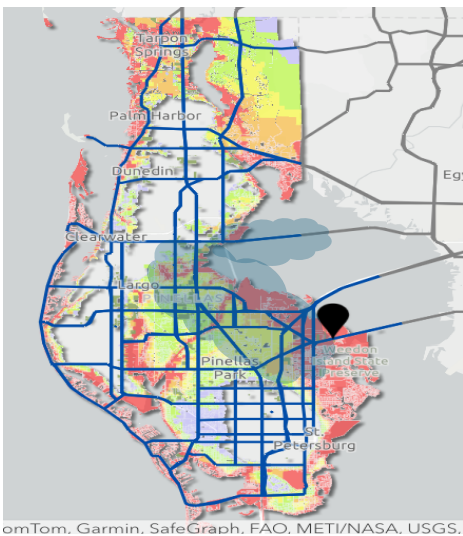




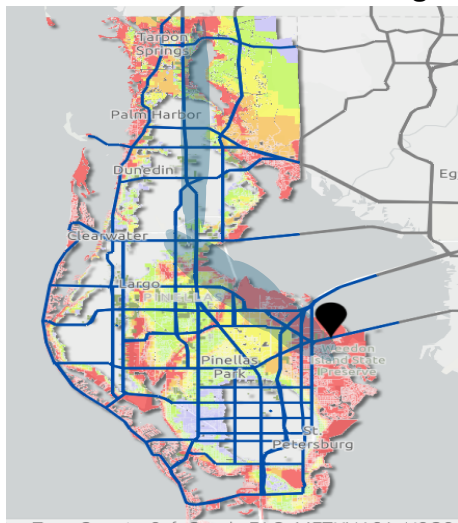
- Potential Evacuation Route 2: Northeast: Gandy Blvd to 4<sup>th</sup> Street North over the Howard Franklin Bridge and into Tampa just south of the Tampa International Airport



- Potential Evacuation Route 3. To the Northeast via Florida 686/ East Bay Drive/ Roosevelt Blvd to Courtney Bridge into Tampa and points further north and east



- Potential Evacuation Route 4: Gandy Blvd connects with Florida 686/East Bay Drive/Roosevelt Drive and US 19 North allowing access to the north into Pasco County



omTom, Garmin, SafeGraph, FAO, METI/NASA, USGS.

B. Utilization of Existing and Planned Infrastructure – The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.

Response: The development as proposed intends to redevelop and existing mobile home park with multi-family development. The development as proposed will utilize existing infrastructure; however the developer is proposing to construct a stormwater pond. There will be minimal, if any, public funds needed for this development.

C. Utilization of Existing Disturbed Areas – The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.

Response: The developer intends to redevelop and existing mobile home park with multi-family homes. The existing mobile home development was constructed circa 1954. It is a medium density, single story development with no stormwater retention or internal sidewalks and minimal internal and external building setback. The intent is to redevelop the site with consistent with the development standards in currently in effect. The proposed multifamily development will be located on the northern portion of the property and a stormwater pond will be located in the southern portion of the site. The pond will encompass approximately 25% of the land area. Furthermore, the building setback will be increased from the existing varying setback of 5-10 feet to a minimum of 60-feet on the north, east, south and west. The result will be a net increase of green space.

D. Maintenance of Scenic Qualities and Improvement of Public Access to Water – The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.

Response: The site is located south of Gandy Blvd. and north/northwest of San Martin Blvd NE. It is approximately ½ mile north and ½ mile south of the waters of Tampa Bay. The existing development

consists of an antiquated mobile home park and the site conditions, specifically the long and narrow lot configuration and its location between commercial uses (a cell tower and Goodwill to the west and Anytime Fitness to the east) significantly limit the scenic quality of the site from offsite view.

In the current condition, used as a mobile home park, the scenic quality of the site is minimal, however, there are a limited number of lots, in the southeast corner of the site which have a view of the estuary and/or open space.

The proposed building configuration and height of 2 stories over parking, will have minimal, if any, impact on the scenic quality of those offsite. However, the additional height will provide greater visibility of the estuary from on-site. The proposed stormwater pond will enhance this view, decrease flooding potential and offer additional protection to the environmentally sensitive estuary system.

E. Water Dependent Use – The requested amendment is for uses which are water dependent.

Response: The proposed development is not a water dependent use.

F. Part of Community Redevelopment Plan – The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated redevelopment areas.

Response: The site is not located within a Community Redevelopment Plan, it is north and east of the Lealman CRA.

G. Overall Reduction of Density or Intensity – The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding CHHA.

Response: The proposed development seeks to increase the density from 11 units per acre to 15 units per acre. However, it also seeks to provide more hurricane resistance. The existing mobile home park, Twin City Mobile Home Park has flooded several times and in 2023, as a result of changes made to the National Flood Insurance Program residents were informed by Pinellas County of a requirement to either elevate the homes by 11-feet or move out. However, most of the existing, mature, mobile homes were not elevated resulting in damage from the back-to-back hurricanes, Milton and Helene, in 2024.

The proposed development intends to address both the housing demand and the regulations of the most recent edition of the Florida Building Code; it will result in a safer, more resistant structure and ample stormwater capture which will mitigate flooding on and off-site.

Pinellas County, like Hillsborough County and Pasco County, is projected to experience significant population increases in the near term; according to the Pinellas County Future Land Use Supplement, a population of one million is anticipated by 2045. Appropriately designed and located housing is a key component of the County's growth management and Economic Development strategies.

One half mile east of the site is the Snug Harbor mixed use development. It was approved in 2023 and once fully developed it will become one of the largest waterfront developments in the Tampa Bay area consisting of 470 3-story townhouses, an 8,400 square foot waterfront restaurant, 270 boat slips. This development is anticipated to increase development interest in the area and because redevelopment around corridors and activity centers supports a range of uses and provides a direct route between



housing, employment and entertainment. Therefore, the modest increase in density proposed is consistent with the development approvals in the immediate area.

H. Clustering of Uses – The requested amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.

Response: the entire site is located within the Coastal High Hazard Area, however, the homes are located on the northern portion of the site and closest to Gandy Blvd, a hurricane evacuation route. They are designed as two stories above parking and a stormwater pond will be included in the development plan; no stormwater pond currently exists on site.

I. Integral Part of Comprehensive Planning Process – The requested amendment has been initiated by the local government as an integral part of its comprehensive planning process, consistent with the local government comprehensive plan.

Response: The amendment proposed is privately initiated.

## **Ownership and Encumbrance Report**

***First American Issuing Office:***

First American Title Insurance Company National  
Commercial Services  
200 West Madison Street, Suite 800  
Chicago, IL 60606

***File No.:*** NCS-1259413-CHI2

***Prepared For:***

Lakeshore Management, LLC  
12900 Lake Avenue #204  
Lakewood, OH 44107

***Legal Description:***

Parcel 1:

That part of the West 183.14 feet of the East 278.58 feet of the SW 1/4 of Section 17, Township 30 South, Range 17 East, described as follows:

Tract I:

From the SE corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East, run South 89°42'32" West 95.44 feet to a Point of Beginning; thence continue South 89°42'32" West 183.14 feet; thence run North 00°02'32" East 1011.92 feet; thence run North 89°42'32" East 30 feet; thence run South 00°02'32" West 225.92 feet; thence run North 89 degrees 42'32" East 153.14 feet; thence run South 00°02'32" West 786 feet to the Point of Beginning, Pinellas County, Florida.

Less that portion described as follows:

From the SE corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East, run South 89°42'32" West 278.58 feet; thence run North 00°02'32" East 660 feet to a Point of Beginning; thence continue North 00°02'32" East 351.92 feet thence North 89°42'32" East 30 feet; thence South 00°02'32" West 351.92 feet; thence South 89°42'32" West 30 feet to a Point of Beginning, Pinellas County, Florida.

Tract II:

From the SE corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East, run South 89°42'32" West 278.58 feet thence run North 00°02'32" East 660 feet to a Point of Beginning; thence continue North 00°02'32" East 351.92 feet; thence North 89°42'32" East 30 feet thence South 00°02'32" West 351.92 feet; thence South 89°42'32" West 30 feet to a Point of Beginning, Pinellas County, Florida.

Parcel 2:

The East 95.44 feet of that part of the SE 1/4 of the SW 1/4 of Section 17, Township 30 South, Range 17 East lying South of the Tampa and St. Petersburg railroad Co. Right-of-way.

Less that part described as follows:

From the SE corner of the SW 1/4 of said Section 17, Township 30 South, Range 17 East, run North 00°02'32" East along the North/South center line of said Section 17, 854.75 feet to a Point of Beginning; Run thence North 00°02'32" East 300 feet to the Southerly line of Gandy Boulevard, thence South 72°40'47" West along the Southerly line of Gandy Boulevard 100 feet; thence South 00°02'32" West 300 feet; thence North 72°40'47" East 100 feet to Point of Beginning, Pinellas County, Florida.

*First American Title Insurance Company*

Parcel 3:

Tract I:

From the Southeast corner of the Southwest 1/4 of Section 17, Township 30 South, Range 17 East, run South 89°42'32" West 374.02 feet to the Point of Beginning; thence run South 89°42'32" West 95.44 feet thence run North 00°02'32" East 739.98 feet; thence North 89°42'32" East 95.44 feet; thence South 00°02'32" West 739.98 feet to Point of Beginning.

Tract II:

From the Southeast corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East, run South 89°42'32" West 278.58 feet to Point of Beginning; thence run South 89°42'32" West 95.44 feet; thence run North 00°02'32" East 739.98 feet to point of intersection with South line of lands conveyed to Chester B. Warrick and wife by deed filed January 4, 1950, Clerk's Instrument No. [906547](#); thence run North 89°42'32" East 95.44 feet along the South boundary of said Warrick land; thence run South 00°02'32" West 739.98 feet to Point of Beginning.

And

That part of the West 183.14 feet of the East 278.58 feet of the SW 1/4 of Section 17, Township 30 South, Range 17 East, lying South of Gandy Boulevard described as follows:

From the Southeast corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East; Run South 89°42'32" West 278.58 feet; thence run North 00°02'32" East 660 feet to a Point of Beginning; thence continue North 00°02'32" East 409.27 feet; thence run North 72°40'47" East 31.43 feet; thence run South 00°02'32" West 418.46 feet; thence run South 89°42'32" West 30 feet to Point of Beginning.

Srd#1-45.1, 145.2, 1456-r right of way less that part of:

Commence at the SE corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East; Run thence South 89°42'32" West 95.44 feet to a Point of Beginning, continue thence South 89°42'32" West 183.14 feet; thence North 00°02'32" East; 1069.27 feet to the Southerly boundary of sr 600, thence Northeasterly along said boundary 31.43 feet; thence run South 00°02'32" West 292.47 feet; thence North 89°42'32" East 153.14 feet thence South 00°02'32" West 786 feet to the Point of Beginning.

Lying with the following metes and bounds description:

Commence on the East boundary of the SW 1/4 of Section 17, Township 30 South, Range 17 East at a point 1273.68 feet North of the SE corner of said Section 17, run thence South 72°29'28" West 282.05 feet; thence South 00°18'32" East 119.34 feet to a Point of Beginning; Run thence South 72 degrees 29'28" West 49.40 feet; thence South 47°57'09" East 23.27 feet; thence South 00°18'32" East 26.97 feet; thence North 89°41'28" East 60 feet; thence North 00°18'32" West 66.55 feet; thence South 72°29'28" West 31.40 feet to the Point of Beginning.

Tract IV:

The South 150 feet of the following described tract:

From the Southeast corner of the SW 1/4 of Section 17, Township 30 South, Range 17 East, run South 89°42'32" West 278.58 feet to a point; thence North 00°02'32" East 739.98 feet to a Point of Beginning; From said Point of Beginning, run North 00°02'32" East 329.29 feet to the Southerly boundary line of Gandy boulevard, thence South 72°40'47" West along Southerly boundary line of Gandy boulevard a distance of 100 feet; thence South 00°02'32" West 300 feet; thence North 89°42'32" East 95.44 feet to the Point of Beginning, Pinellas County, Florida.



*First American Title Insurance Company*

1. **Grantee(s) In Last Deed of Record:**

TWIN CITY MHC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED, FILED OCTOBER 04, 2021, RECORDED IN [BOOK 21745, PAGE 32](#) OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

2. **Encumbrances/Matters Affecting Title** (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary), (unless such document is released or satisfied of record):

(X) Exhibit Attached    ( ) Exhibit Not Attached.

<b><u>Type of Instrument</u></b>	<b><u>O.R. Book</u></b>	<b><u>Page or Instrument No.</u></b>
01. Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing	<a href="#">21756</a>	<a href="#">91</a>
02. Notice of Commencement (01/06/2025)	<a href="#">23023</a>	<a href="#">2483</a>
03. Notice of Commencement (02/04/2025)	<a href="#">23052</a>	<a href="#">1373</a>
04. Notice of Commencement (02/18/2025)	<a href="#">23064</a>	<a href="#">2599</a>
05. Notice of Commencement (04/09/2025)	<a href="#">23123</a>	<a href="#">2246</a>

Copies of the Encumbrances/Matters Affecting Title ( X ) are ( ) are not included with this Report.

Ad Valorem Real Estate Taxes for Tax Parcel Number 17-30-17-00000-340-0800 for tax year 2024

Gross Tax: \$44,820.47 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

### **Certificate**

This Ownership and Encumbrance Report ("Report") is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from October 04, 2021 at 2:44 p.m. to April 13, 2025 at 8:00 a.m.

The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Pinellas County, Florida, affecting title to the property described therein. Liability for any incorrect information contained in this Report is limited (1) to the person or entity to whom the Report is directed, and (2) to a maximum of \$1,000.00 pursuant to Section 627.7843(3), Florida Statutes. This Report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance.

*First American Title Insurance Company*

First American Title Insurance Company



By: \_\_\_\_\_  
Gurunatha Jagannatha

Dated: April 29, 2025

THIS REPORT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS REPORT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.



**Hillsborough  
County Florida**

# Affidavit to Authorize Agent

(If applicant is other than owner)

**State of Florida  
County of Hillsborough**

Casa Verde MHC, LLC and Casa Verde 3A, LLC

(Name of all property owners), being first duly sworn, depose(s) and say(s):

- That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:  
Address or general location: 102 Magnolia Ln., Elm Ln., and Lakewood Dr., Seffner, Tampa Folio No(s): 064823-0000; 064809-0000; 064819-0000
- That this property constitutes the property for which a request for a: Major modification and any related land use applications or issues (Nature of request)  
is being applied to the Board of County Commissioners, Hillsborough County.
- That the undersigned (has/have) appointed Todd Pressman, Pressman & Assoc., Inc., Kathleen Swanson, Karla Fuenmayor, Eli Montague  
as (his/their) agent(s) to execute any permits or other documents necessary to affect such permit.
- That this affidavit has been executed to induce Hillsborough County, Florida, to consider and act on the above-described property;
- That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

[Signature]  
Signed (Property Owner)

Signed (Property Owner)

Tom Buelmann, Authorized Signer  
Type or Print Name

Type or Print Name

STATE OF ~~FLORIDA~~ Illinois  
COUNTY OF ~~HILLSBOROUGH~~ Clark

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of Feb, 2025, by Tom Bue known  
(name of person acknowledging)

☒ Personally Known OR ☐ Produced Identification  
Type of Identification Produced \_\_\_\_\_

[Signature]  
(Signature of Notary taking acknowledgment)  
Gabriel Shabat  
Type or Print Name of Notary Public

977013  
Commission number

8/22/2027  
Expiration date

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
(name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
(Signature of Notary taking acknowledgment)  
\_\_\_\_\_  
Type or Print Name of Notary Public

\_\_\_\_\_  
Commission number

\_\_\_\_\_  
Expiration date



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twin city mhc

Search

No Events No Name History

## Detail by Entity Name

Foreign Limited Liability Company  
TWIN CITY MHC, LLC

### Filing Information

Document Number	M21000011228
FEI/EIN Number	N/A
Date Filed	08/26/2021
State	DE
Status	ACTIVE

### Principal Address

8800 N. BRONX AVE., 2ND FLOOR  
SKOKIE, IL 60077

### Mailing Address

8800 N. BRONX AVE., 2ND FLOOR  
SKOKIE, IL 60077

### Registered Agent Name & Address

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301-2525

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PALM COVE MANAGER, LLC  
8800 N. BRONX AVE., 2ND FLOOR  
SKOKIE, IL 60077

Title Authorized Representative

BUELTMANN, TOM  
8800 N. BRONX AVE., 2ND FLOOR  
SKOKIE, IL 60077

### Annual Reports

Report Year	Filed Date
2022	04/28/2022
2023	04/26/2023
2024	04/21/2024

[Previous On List](#)   [Next On List](#)   [Return to List](#)

palm cove manager

Search

**No Events   No Name History**

### **Detail by Entity Name**

Florida Limited Liability Company  
PALM COVE MANAGER, LLC

#### Filing Information

**Document Number**                      L24000249018  
**FEI/EIN Number**                        99-3553556  
**Date Filed**                                06/05/2024  
**State**                                        FL  
**Status**                                      ACTIVE

#### Principal Address

70 SE 4th Avenue  
DELRAY BEACH, FL 33483

Changed: 01/22/2025

#### Mailing Address

70 SE 4th Avenue  
DELRAY BEACH, FL 33483

Changed: 01/22/2025

#### Registered Agent Name & Address

KRAKEN CAPITAL, LLC  
70 SE 4th Avenue  
DELRAY BEACH, FL 33483

Address Changed: 01/22/2025

#### Authorized Person(s) Detail

##### **Name & Address**

Title AMBR

ZIARNO, ANDRZEJ  
70 SE 4th Avenue  
DELRAY BEACH, FL 33483

Title AMBR

JEAN-CHRISTOPHE FOUQUET  
70 SE 4th Avenue  
DELRAY BEACH, FL

Books

By: Anne Mapp

Posted: Mar 8, 2024 / 05:58 PM EST

Updated: Mar 8, 2024 / 05:59 PM EST

SHARE



ST. PETERSBURG, Fla. (WFLA) — People living at the Twin City mobile home park off Gandy Boulevard are being ordered to elevate their homes by June or move out.

Pinellas County officials sent residents letters in the fall of 2023 sharing they must elevate their mobile homes nearly 11 feet.

Pinellas County Flood-Plain Manager Lisa Foster says it's a requirement the county must follow as it participates in the National Flood Insurance Program. If regulations under the program aren't followed, Foster says the county risks losing disaster assistance funds.

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"One of those regulations is to ensure that repeatedly damaged structures that are deemed substantially damaged are brought into compliance," Foster said.

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### **St. Pete mobile home community makes progress in fight against rent increase** ➤

According to Foster, the Twin City Mobile Home Park has flooded several times, putting residents in danger.

"It's really important that we get these folks into safe structures, it's going to reduce our response needs, reduce those rescues and the financial challenges that are associated with the flooding for the residents."

**Correspondence:  
Tenant Relocation  
Plan/Management  
Summary**

Rcvd 08/15/2025



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**From:** Todd Pressman <[todd@pressmaninc.com](mailto:todd@pressmaninc.com)>  
**Sent:** Friday, August 15, 2025 9:36 AM  
**To:** Schoderbock, Michael <[MSchoderbock@pinellas.gov](mailto:MSchoderbock@pinellas.gov)>  
**Cc:** PRESSMAN TODD <[todd@pressmaninc.com](mailto:todd@pressmaninc.com)>  
**Subject:** Pressman: Twin Cities Tenant Management Summary

Thank you:

- Owner and Pinellas County have been working together to assist in relocating all mobile home owners (residents) within the property.
- after the 2024 hurricane season, all residents received substantial damage letters for Pinellas County and we believe that most homes are not inhabitable.
- Pinellas County is using State funds to demolish the resident homes and provide alternative housing to the residents.
- 51 residents have applied to work with Pinellas County on the alternative housing program and 42 were approved and 34 already paid out. The remainder are in budgeting, waitlist, or application being reviewed.
- Lakeshore and Pinellas County are continuing to solicit residents for the relocation program.
- Due to the condition of the remaining homes and the fact the majority have not paid rent since the hurricanes, if residents don't sign up with the program, a combination of evictions and condemnation proceedings will likely be used to remove any remaining residents.
- Of note, of the remaining residents, we believe that several of the homes are occupied by squatters or unauthorized residents.

**TODD PRESSMAN**  
President, Pressman & Associates, Inc.  
200 2nd Ave., South #451  
St. Petersburg, FL 33701  
Cell. 727-804-1760  
Fx. 1-800-977-1179

**CAUTION:** The approvals that Pressman & Associates, Inc., gain are only part of the entire development process and additional permits, reviews, approvals, applications and submittals WILL absolutely be required at the city, county state or federal levels. It is not the case that a zoning type approval entitles you to proceed with any development of a project of any type. ALSO, Pressman & Associates, Inc. is NOT a law firm, Mr. Todd Pressman is not an Attorney & any & all advise or consultation is not to be accepted as legal

advice in any manner. FURTHER any preliminary report or review of land uses or zoning DOES NOT constitute in ANY manner a due diligence for a property and cannot be relied upon as any kind of due diligence analysis. CONFIDENTIALITY NOTICE: this email communication and any attachments may contain confidential and privileged information for the use of the designated recipients - if you are not the intended recipient, you are hereby notified that you received this communication in error and that any review, disclosure, dissemination, distribution or copying of its contents is prohibited - if you have received this communication in error please destroy all copies of this communication and any attachments and contact the sender by reply by email or telephone at 727-894-1760.