FLU-25-04 and ZON-25-02

10636 Gandy Blvd.

Circa 1954, 103 unit mobile home park to:

Apartments:

- Meet Flood elevation
- Meet Bldg. Strength
- Meet Hurricane requirements
- Add Stormwater
- Increase density

USING PLAN PINELLAS

The goals, objectives, policies and strategies address the future envisioned by the Guiding Principles. They reflect a holistic approach in a manner that supports a range of quality residential, recreational, and employment options; and provides vital services (e.g., water, sewer, solid waste management, emergency management; etc.) in an equitable way, while balancing the protection of the natural environment.

When implementing the goals, objectives, policies, and strategies of this plan, considerations should support the vision framed by the Guiding Principles and recognize the interrelationship of the different issues and what each is trying to achieve.

The eight **Guiding Principles** of the PLANPinellas' policies include: Sustainable Future; Healthy Communities; Strong Local Economy; Housing Options; Multimodal Transportation; Natural Resource Protection; Best Practices; and Responsible Regionalism.

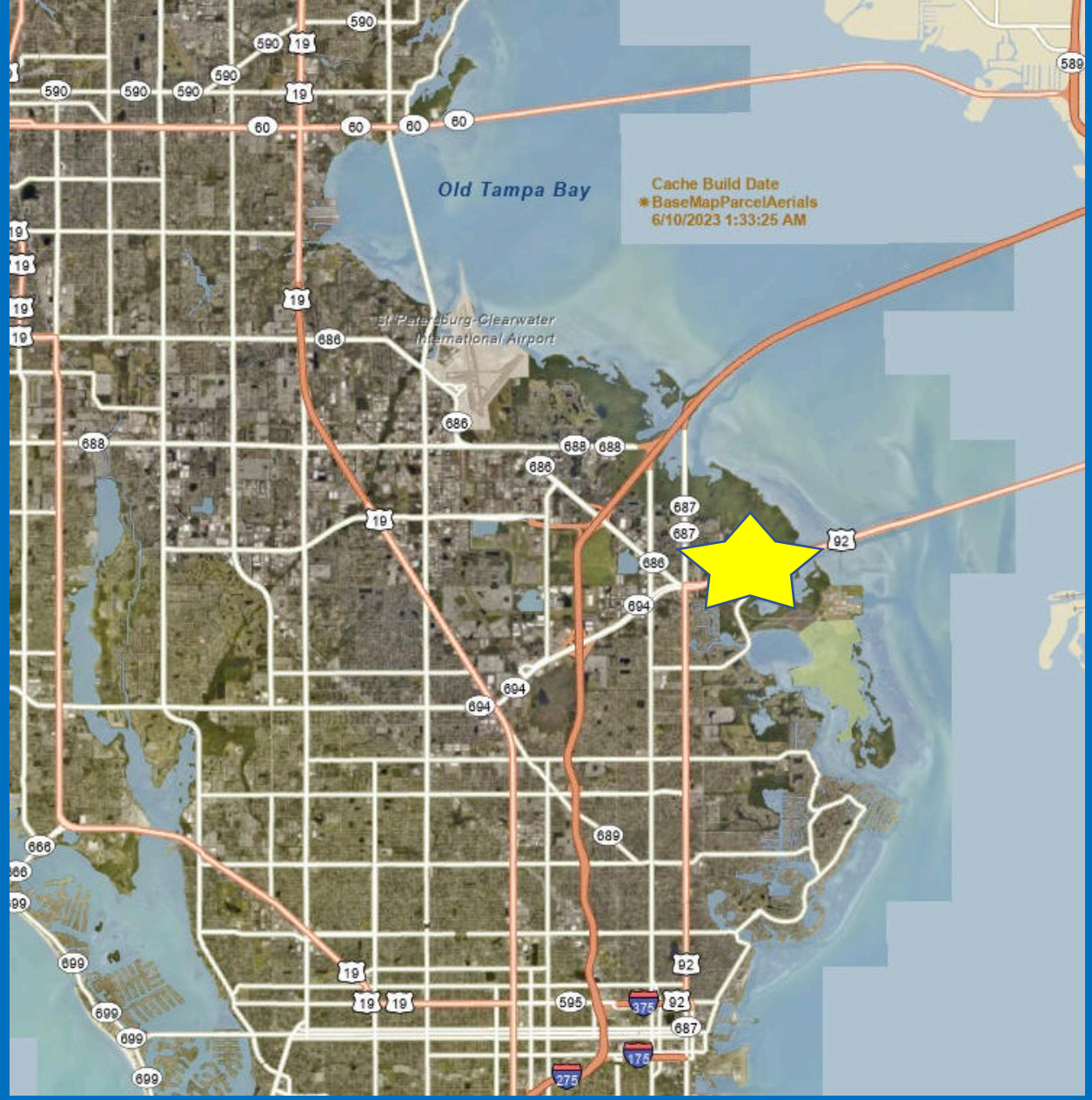
Posted: Mar 8, 2024 / 05:58 PM EST
Updated: Mar 8, 2024 / 05:59 PM EST

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.


Old Tampa Bay
Cache Build Date
BaseMapParcelAerials
6/10/2023 1:33:25 AM
St Petersburg-Clearwater
International Airport
590
19
60
589
686
688
687
92
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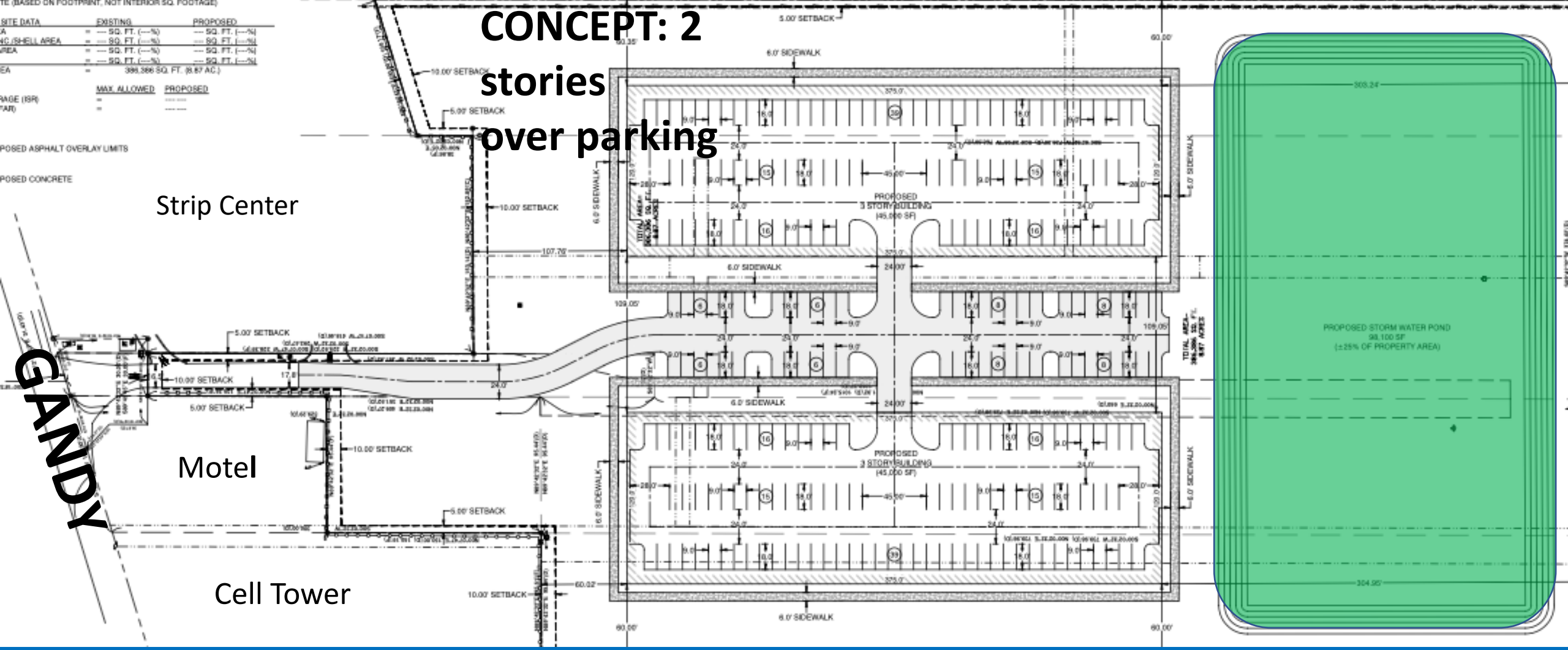
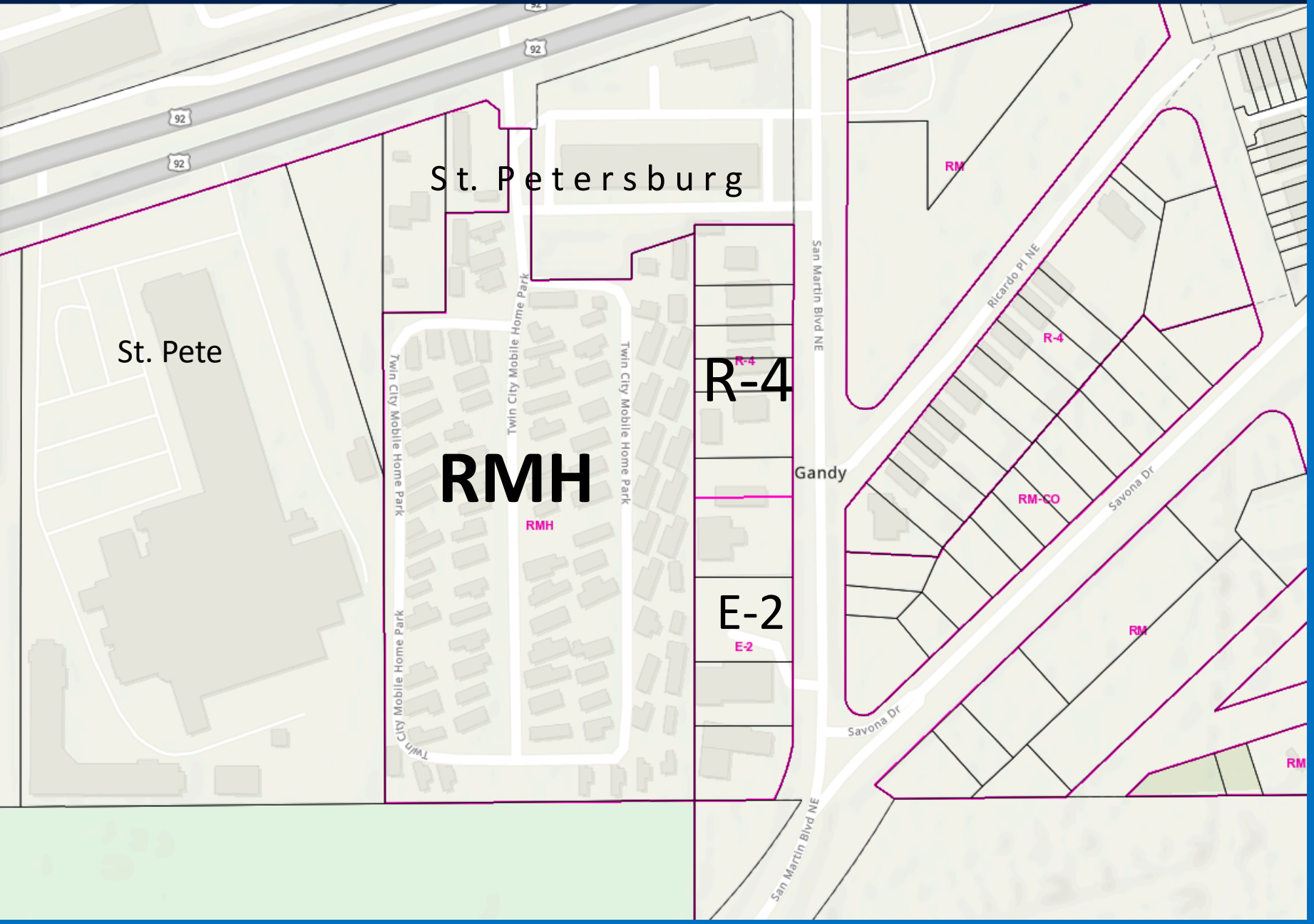
666
699
595
375
175
275

I-275
I-275
Gandy Blvd.
DR MARTIN
LUTHER KING
ST N
4TH ST N
Gateway
Mall
Sawgrass
Lake
Park
Sawgrass
Lake
Weedon Island
State Preserve

SAVONA DR
MONACO DR
SAN MARTIN BLVD
PASEO DEL RIO NE

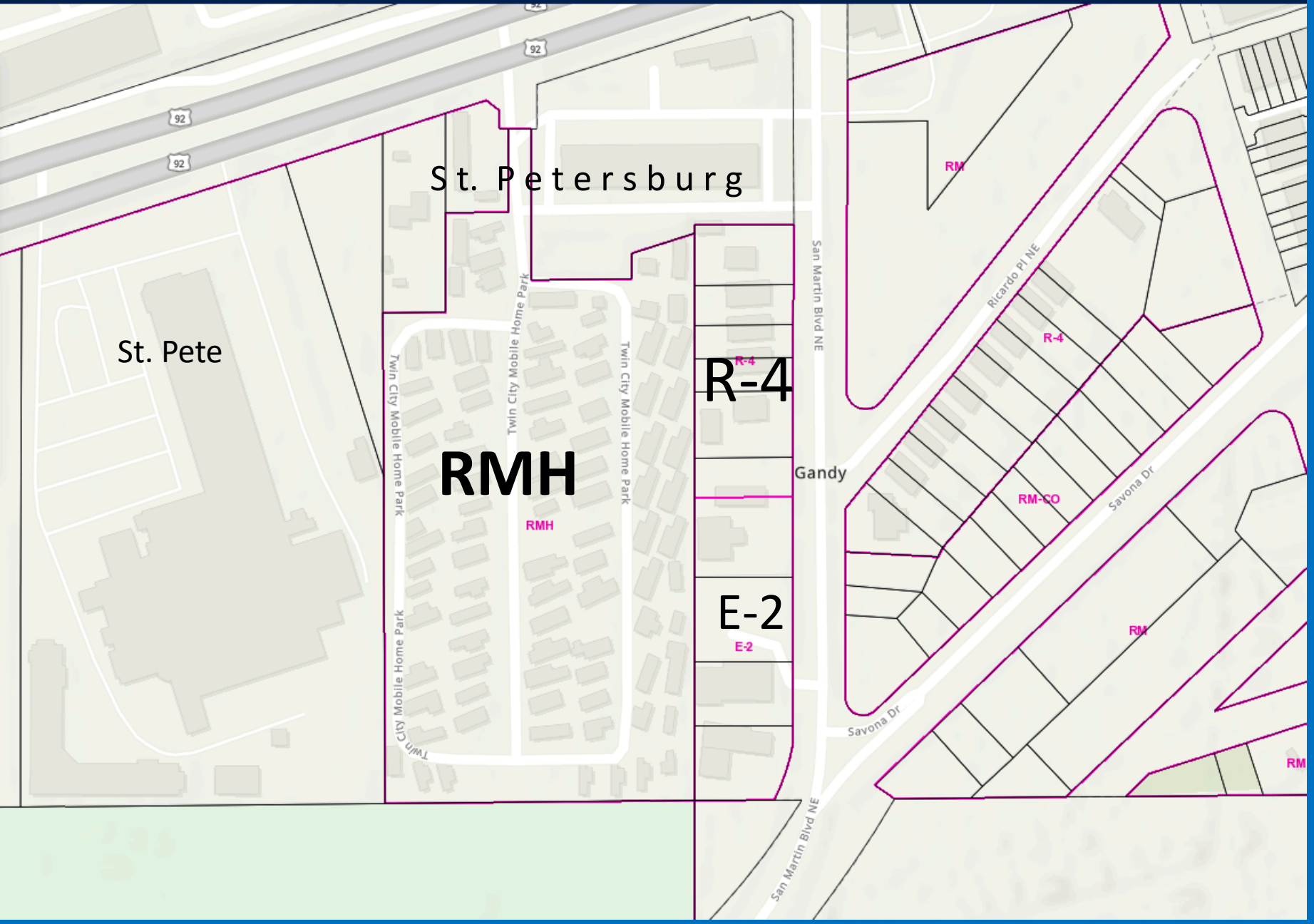
Abutting Uses


CONCEPT: 2 stories over parking
Strip Center
GANDY
Motel
Cell Tower
PROPOSED 3 STORY BUILDING (45,000 SF)
PROPOSED STORM WATER POND 93,100 SF (±25% OF PROPERTY AREA)
6.0' SIDEWALK
5.00' SETBACK
10.00' SETBACK



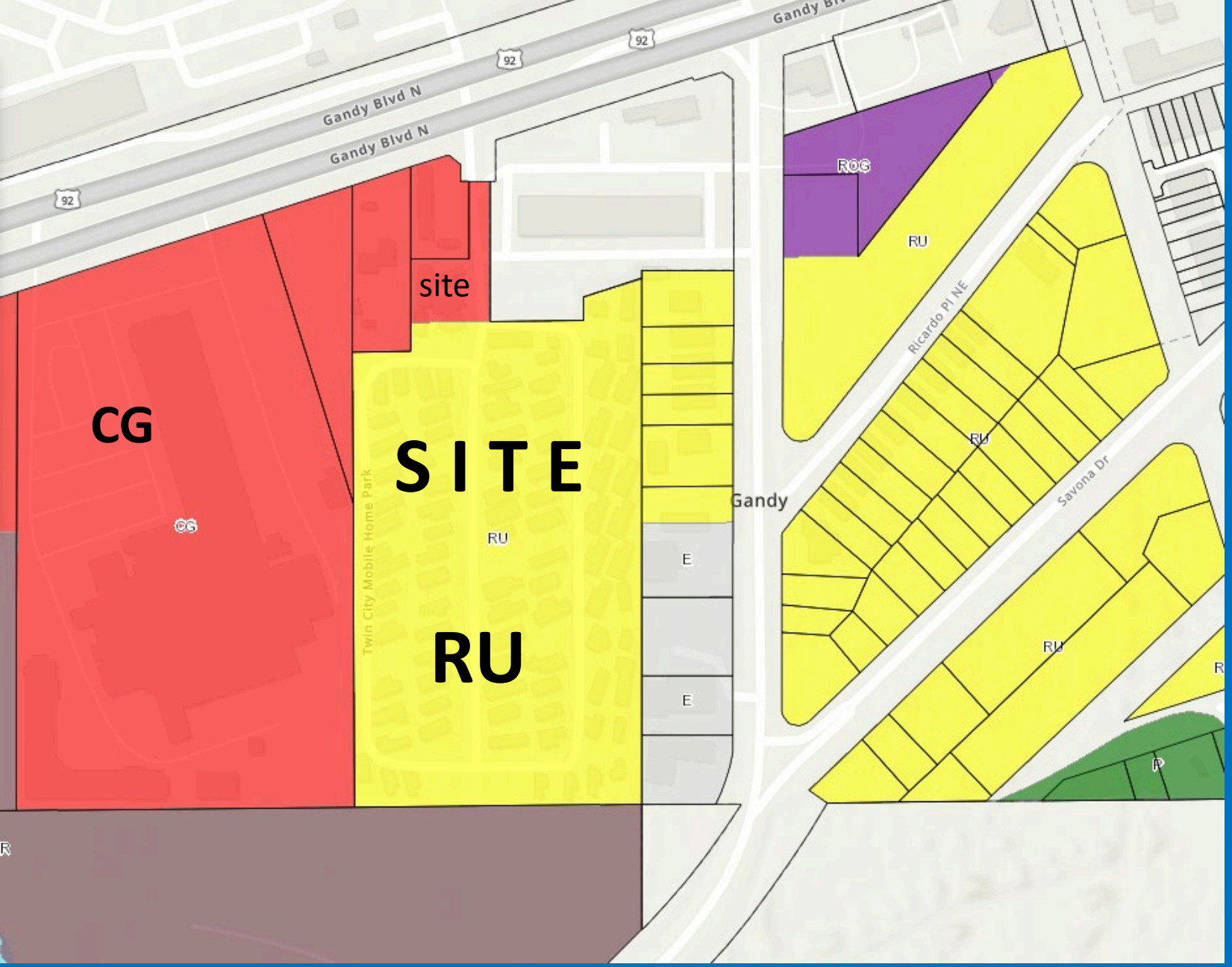
Current ZONING:

RMH = Residential/Mobile/ Manufacturing Homes.



Proposed ZONING:

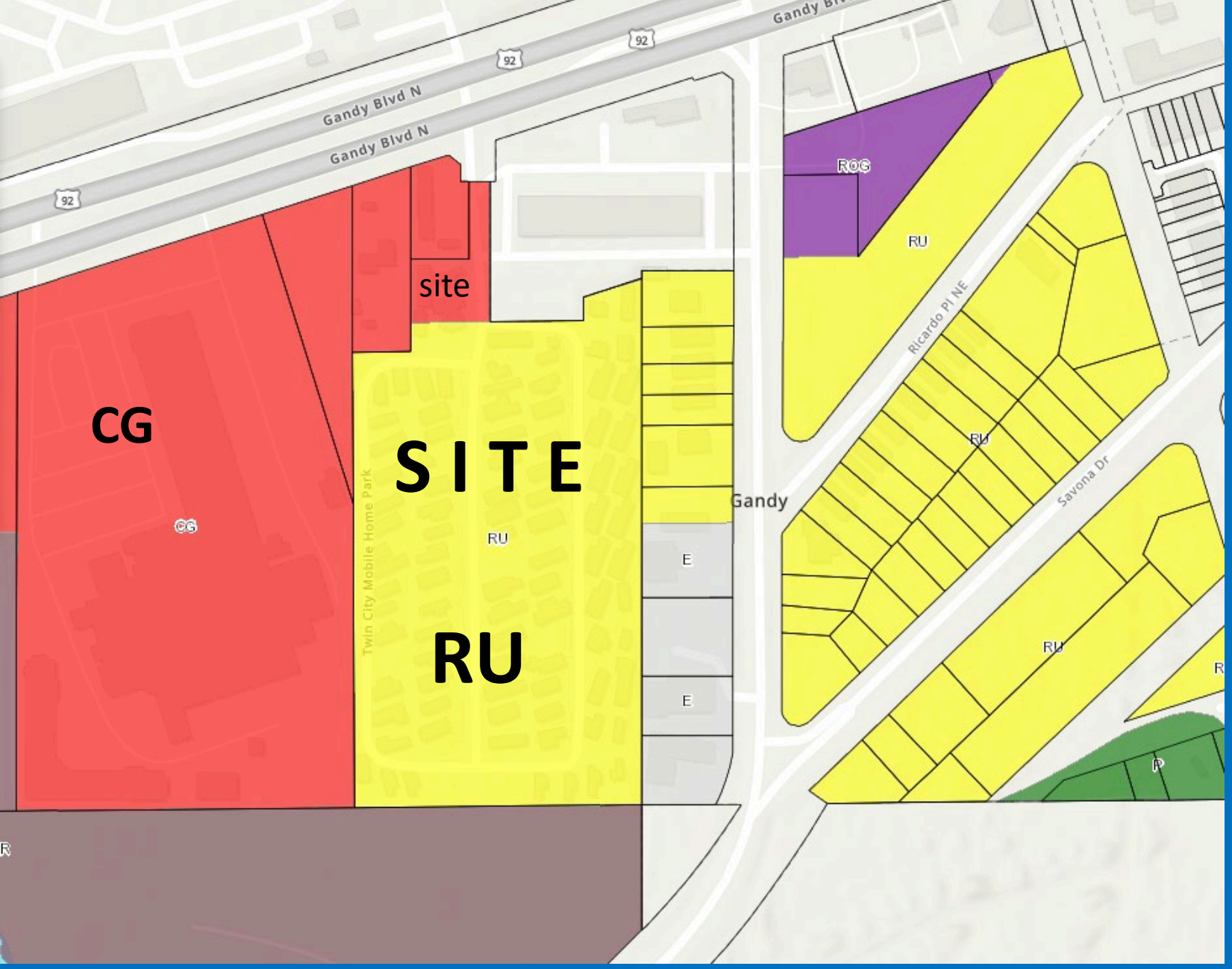
RM = Multi-Family Residential



CURRENT:

Future Land Use category

RU & CG = 7.5 units/acre



Proposed:
Future Land Use category

RM: 15 units/acre = 133 units

Increase from 103 units now to 133 units proposed. 33 new units

Future Land Use Categories

Density Jump By 'Leaps'

NOW: Residential Urban = 64 units

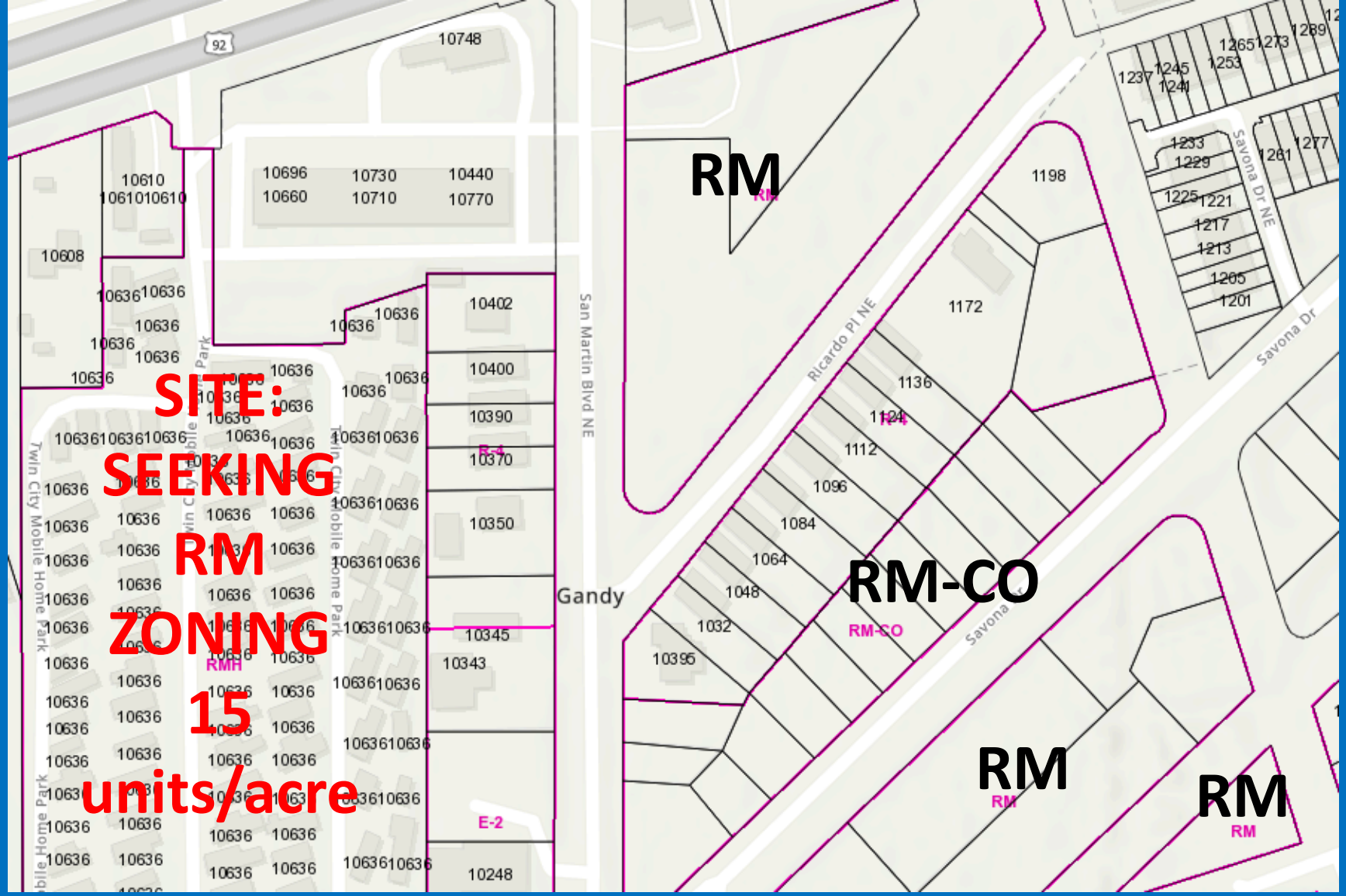
Residential Low Medium = 88 units

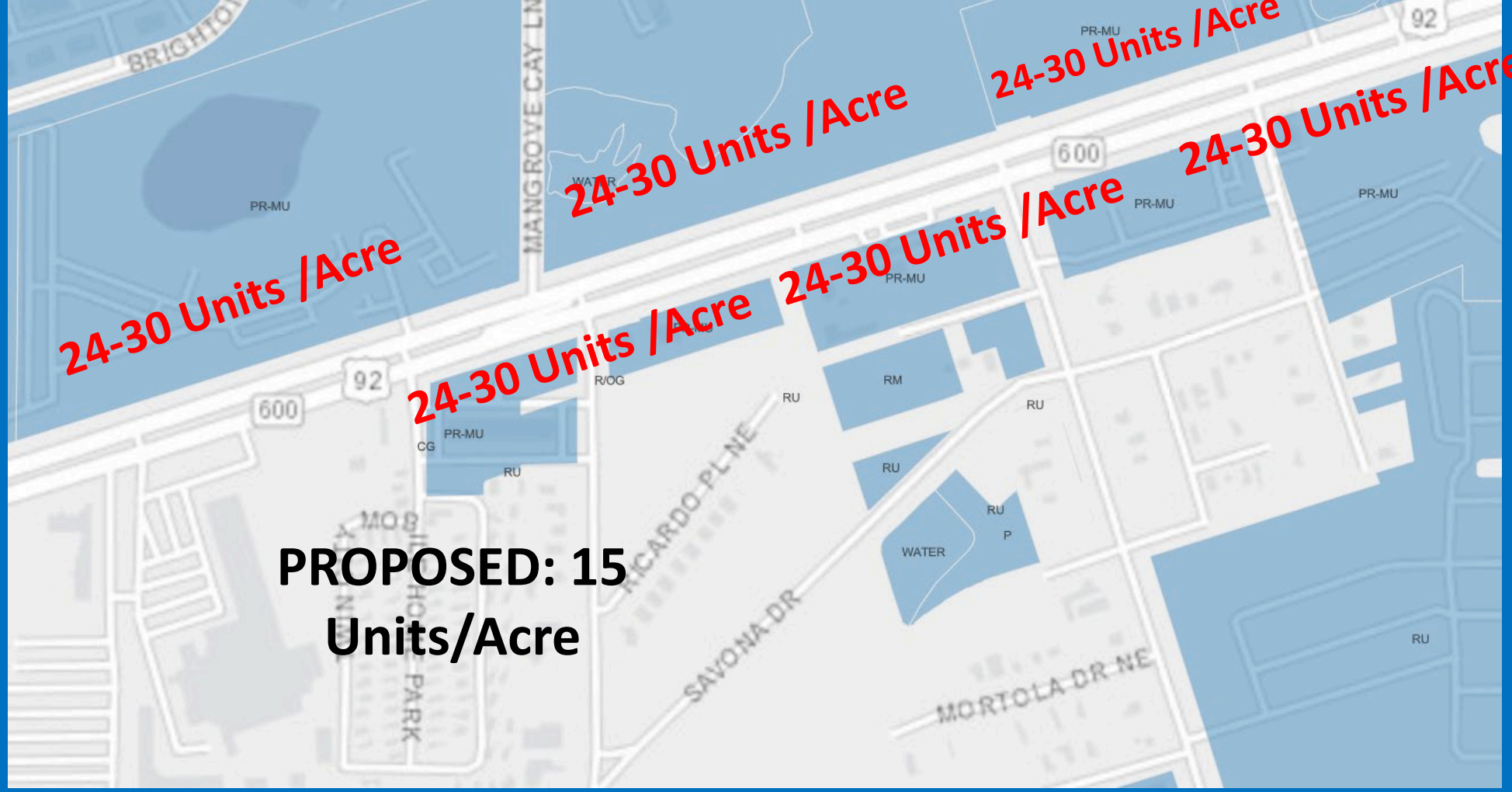
PROPOSED: Residential Medium = 133 units

Residential High = 266 Units

SURROUNDING LAND USE CATEGORIES

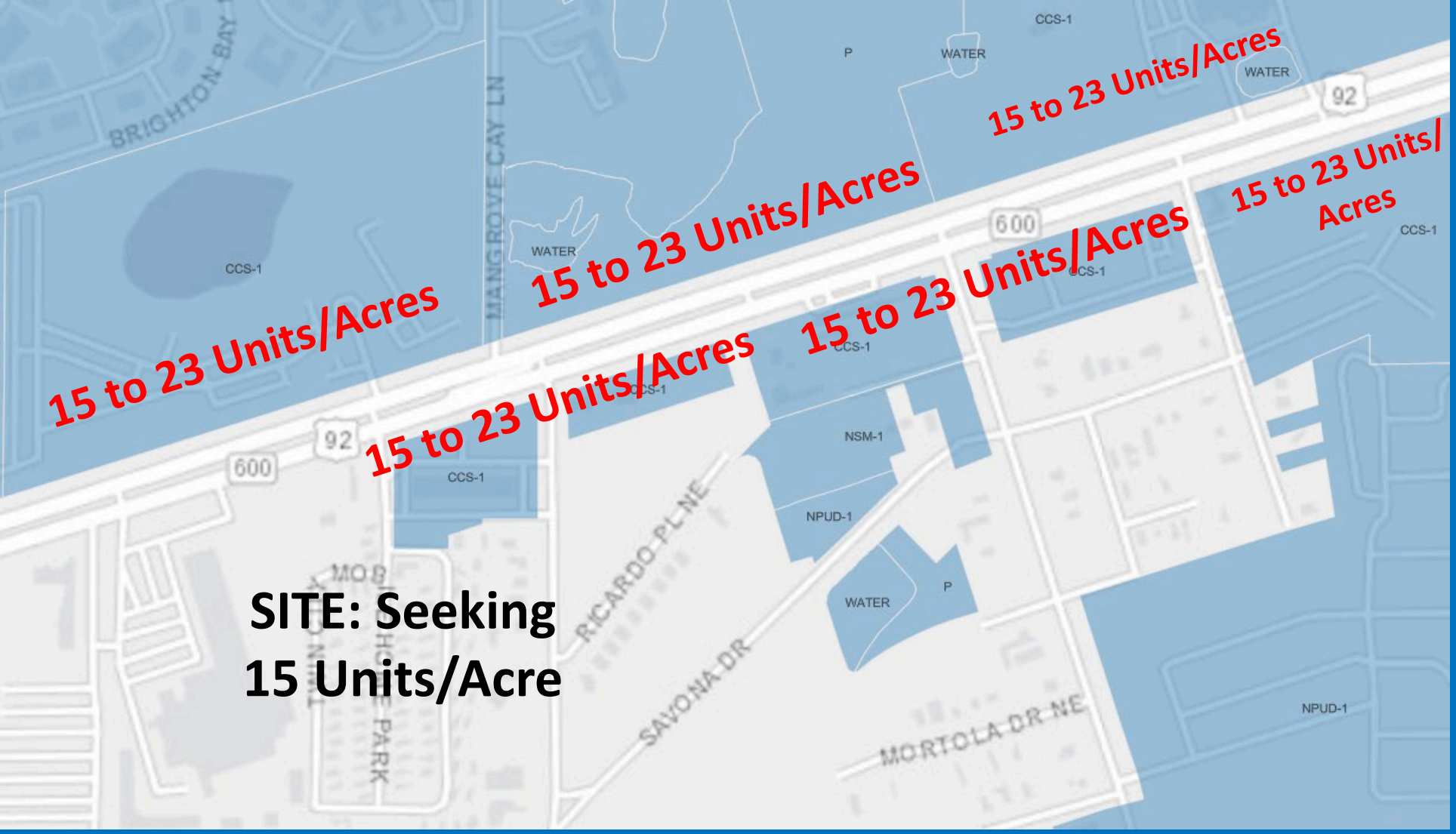
Pinellas Zoning Categories



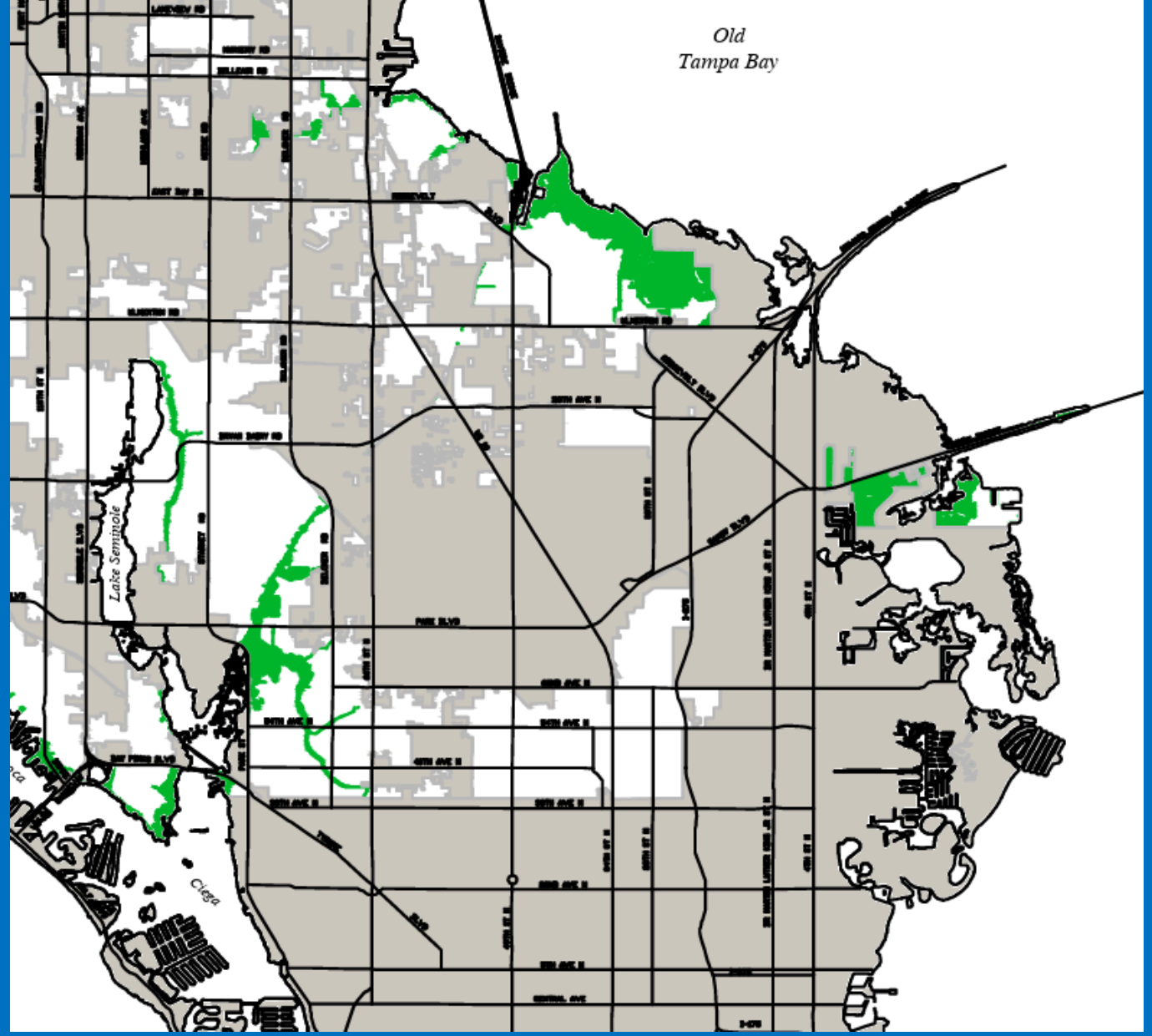


Surrounding (St.Pete) FLU Categories

City of St. Petersburg Zoning



WRONG
WAY



Coastal High Hazard Area

The Comprehensive Plan

HOUSING [HOU]

HOU POLICY 1.2.1.2: Support the preservation or redevelopment of manufactured home communities that meet or exceed required standards.

The Comprehensive Plan

HOU POLICY 1.3.6Coordinate with public and private partners to create a manufactured home strategic plan which, at a minimum, should consider: habitability and resident protection; management, licensing, and registration; enhancement or redevelopment opportunities; regulatory tools; and inspections and enforcement

The Comprehensive Plan

HOU POLICY 1.1: Ensure that ample, affordable, safe and sound housing is available to accommodate current and projected housing needs and market demand.

HOU POLICY 1.1.1.3 Promote programs and funding opportunities for weatherization and/or hardening.

Comp. Plan, not one policy it's a consideration of all the policies that apply

Forward Pin, & C.P.A. Balancing Criteria

ORTIZ PLANNING SOLUTIONS, LLC		
Patricia Ortiz, AICP	OrtizPlanningSolutions@gmail.com	813-817-8492

SEC. 4.2.7 COASTAL HIGH HAZARD AREAS.

4.2.7.1 The Pinellas Planning Council and the Countywide Planning Authority shall deny an amendment to the Countywide Plan Map within the Coastal High Hazard Area (CHHA) which results in an increase of density or intensity; except that they may, at their sole and absolute discretion, consider approving such amendment based upon a balancing of the following criteria:

FLU OBJECTIVE 6.3:

Encourage land use patterns and (re)development standards that increase development resiliency, minimizing impacts from sea level rise, major storm events, and hazards identified in the Local Mitigation Strategy.

FLU STRATEGY 6.3.1.1:

Require (re)development within hurricane velocity zones and flood-prone areas to comply with or exceed the National Flood Insurance Program, and County Floodplain Management Standards.

FLU POLICY 6.4.1:
Coordinate with County departments, municipalities, and outside agencies to integrate resiliency strategies into the Comprehensive Plan and Land Development Code.

“Balancing” Criteria

SEC. 4.2.7 COASTAL HIGH HAZARD AREAS.

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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.

"The addition of 33 dwelling units does not substantially increase the population and will have no significant increase in demand for emergency shelter space".

In 2021 evacuation and demand studies demonstrated a significant reduction, suggesting that less than 10% of the vulnerable population would seek public shelter. This is consistent with Pinellas County's shelter use during the two most recent hurricane events; according to Pinellas County Emergency Management staff found during hurricanes Helene and Milton, less then 1.5% of the countywide population utilized public shelter space.

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 4th 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

*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.*

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. Existing Disturbed area only, the entire parcel contains the mobile home park

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.

No impact on scenic qualities. Height will provide greater visibility of the estuary from on-site. The proposed stormwater pond will enhance this view, decrease flooding potential and over additional protection to the environmentally sensitive estuary system.

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

The proposed development is not a water dependent use.

F. Part of Community Redevelopment Plan

Not located within a Community Redevelopment Plan

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.

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. 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.

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.

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.

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

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."

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