

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

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## **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.