

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 th 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 th 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 th 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 th 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

Shelter Name	Address	Type	Distance From site
John Hopkins Middle	701 16 th 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 th Street N St Petersburg	Special Needs	8.0 miles

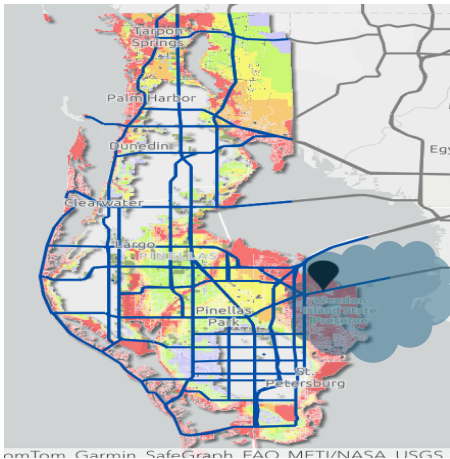
Table 3. Pet Friendly

Shelter Name	Address	Type	Distance from Site
Gibbs High	8401 34 th 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 th St N St. Petersburg FL	Pet Friendly	8 miles
Palm Harbor University High	1900 Omaha St Palm Harbor	Pet Friendly	20.5 miles

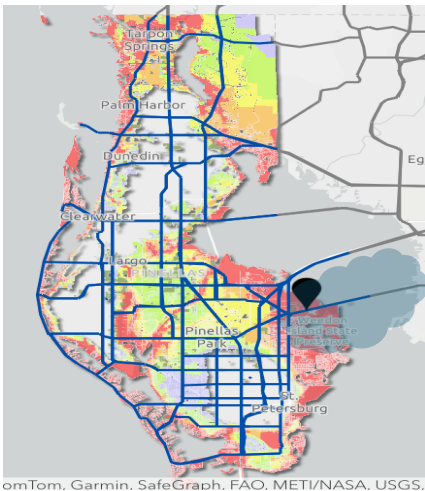
Emergency Evacuation Routes:

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.

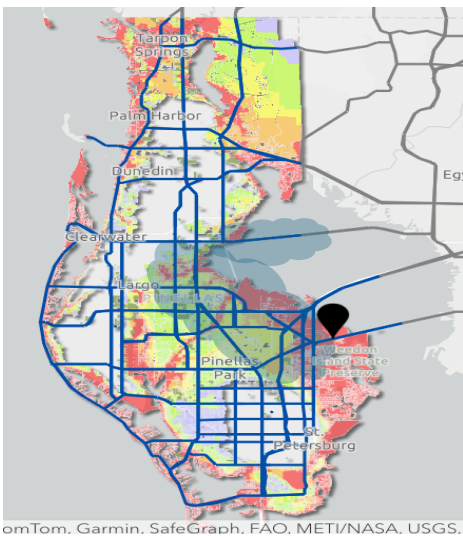
- Potential Evacuation Route 1. East into South Tampa via Gandy Bridge. Allows into Hillsborough County and the City of Tampa and points further east



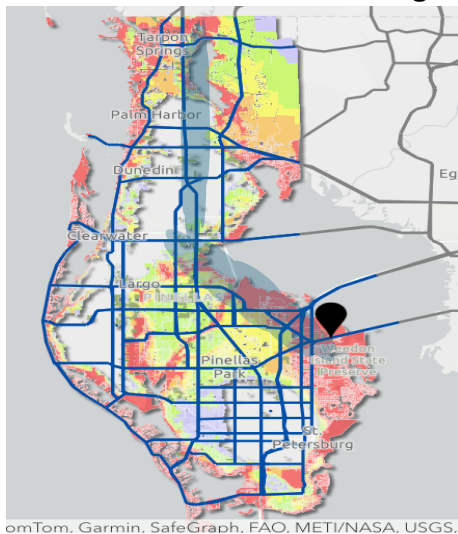
- Potential Evacuation Route 2: Northeast: Gandy Blvd to 4th Street North over the Howard Franklin Bridge and into Tampa just south of the Tampa International Airport



- 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.

Response: The development as proposed intends to redevelop an 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 an 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.