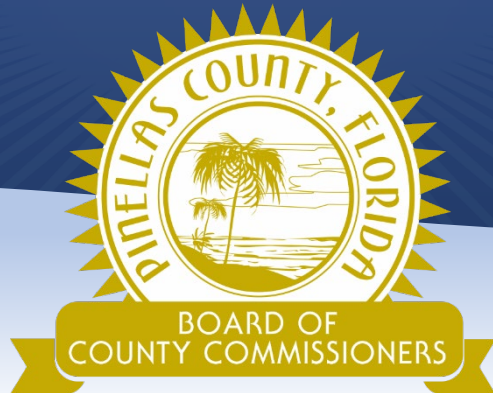


Twin City MHC, LLC

Case # ZON-25-02

October 21, 2025



Our Vision:
To Be the Standard for
Public Service in America.

Request



Subject Property: 10636 Gandy Boulevard, unincorporated St. Petersburg

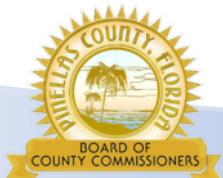
Zoning Amendment

From: RMH, Residential Mobile/Manufactured Home

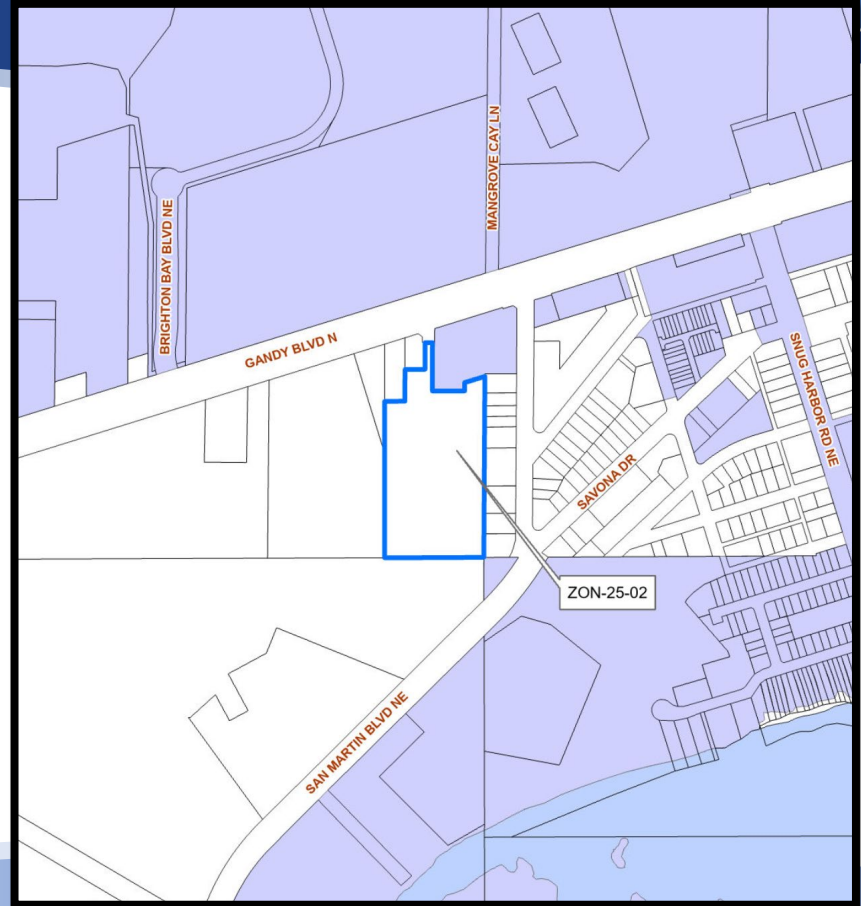
To: RM, Multifamily Residential

Existing Use: Twin City Mobile Home Park

Intended Future Use: Multifamily Residential

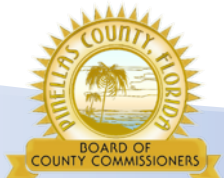


Location



Twin City Mobile Home Park (MHP)

- **Established in the 1950s – prior to land use map/zoning code**
- **103 mobile home spaces & three apartment units**
- **Flooded heavily multiple times during recent storm events**
 - Relatively few mobile home units remain occupied
 - Homes must be elevated to prevent damage during future events - infeasible
- **Considered nonconforming (grandfathered)**
 - Number of residential units – 64 maximum allowed under current standards
 - Development regulations (stormwater, building elevation, etc.)



Request Overview

Zoning amendment from RMH to RM

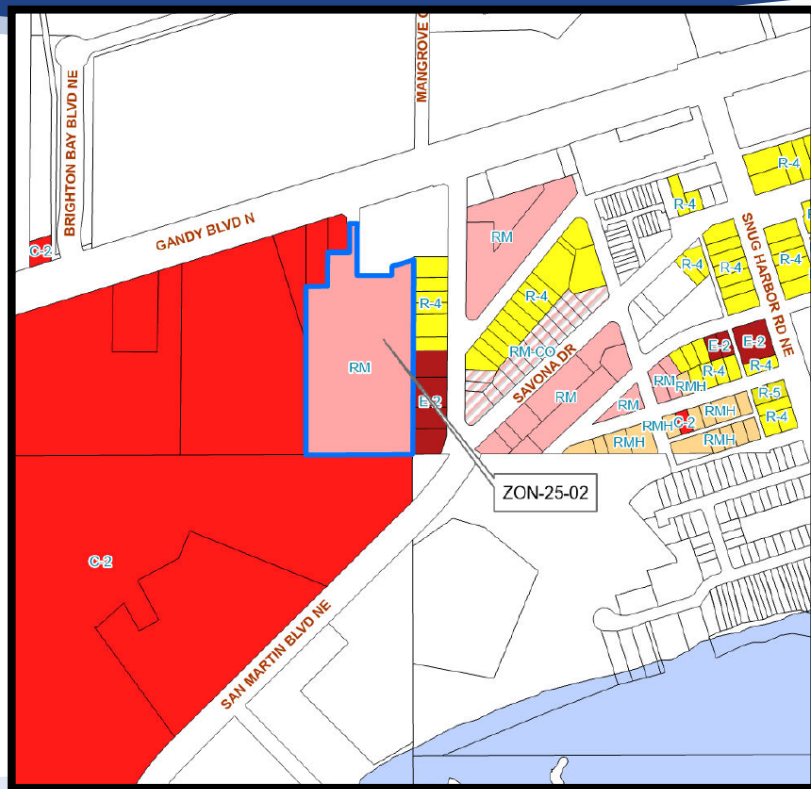
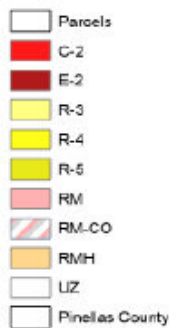
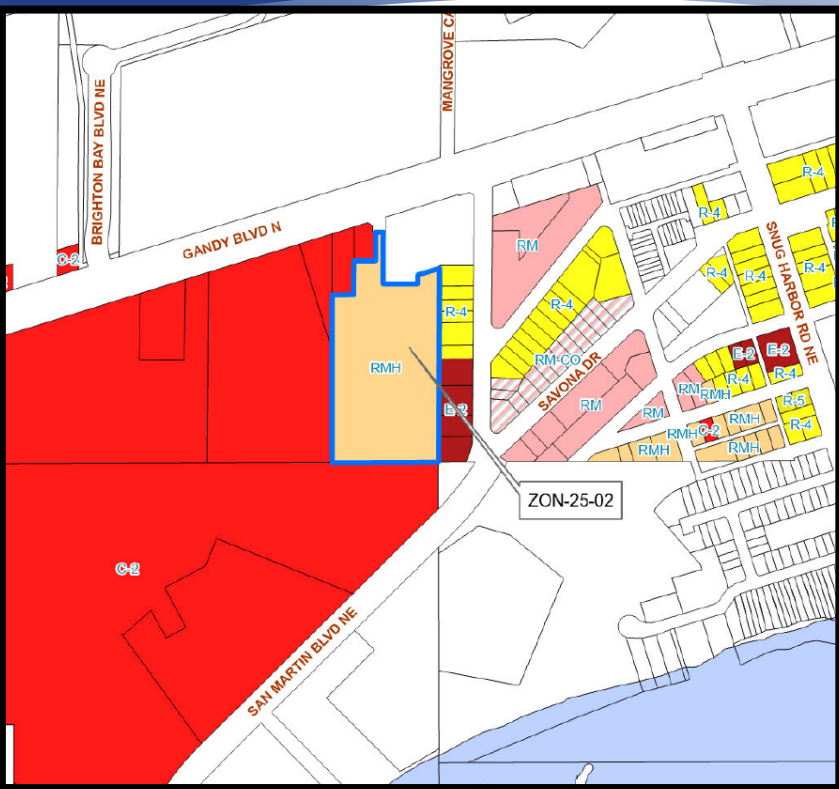
- **RMH Zoning**

- Allows for Mobile Home Parks or Mobile Homes and Single-Family Homes on individual platted lots
- Existing mobile home park is nonconforming

- **RM Zoning**

- Allows the proposed multifamily request
- No concept plan submitted
- Does not allow mobile home parks

Zoning Request





Site Photos

Subject Property Entrance



View along Gandy Boulevard



Future Land Use

Current RU Land Use (8.54 acres)

- **7.5 residential units per acre maximum**
- **Acreage would allow up to 64 units**

Current CG Land Use (0.4 acre)

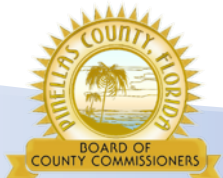
- **Does not allow residential use at this location due to being in a Coastal High Hazard Area**

Subject Property Highly Vulnerable to Flooding and Storm Surge

- 25-Year Coastal Floodplain
- Coastal High Hazard Area (CHHA)/Coastal Storm Area (CSA)
- Hurricane Evacuation Zone A

Comprehensive Plan Restricts (Re)development within CSA

- Coastal Management Policy 2.1.3: "Pinellas County shall not approve any request to amend the FLUM to designate parcels of land within the CSA with a FLUM category that permits more than 5.0 dwelling units per gross acre"
- Existing RU category already permits 7.5 units per acre (grandfathered)

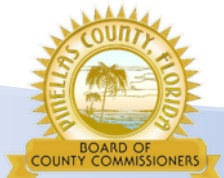


Additional Comprehensive Plan Directives

- Future Land Use Policy 6.3.1: "Limit (re)development in Hurricane Velocity Zones and flood-prone areas"
- Coastal Management Policy 2.1.4: "Restrict public infrastructure expenditures that subsidize (re)development in the CSA". Based on Florida Statutes.

Stormwater

- Existing infrastructure in the area performs poorly during rain events
- Unknown how it can be effectively utilized with increased impervious area
- Redevelopment must meet stormwater management requirements and floodplain mitigation



Mobile Home Transition Program – Florida Statutes & County Code

- Adequate mobile home parks or other suitable facilities must exist for the relocation of the mobile home residents
- MHP owners have worked with the County to relocate residents
- 51 residents applied for assistance; 42 approved and 9 pending
- Citing poor home conditions and unpaid rents, park owners intend to use evictions and condemnation proceedings to remove any remaining residents if necessary

Recommendation – Zoning (ZON-25-02)



Proposed Zoning Amendment from to RM, Multi-Family Residential

- Surrounding area is a mix of uses and intensities, and zoning districts
- Request is compatible with surrounding development
- Request is appropriate at this location under the existing RU FLUM category
- Consistent with the Comprehensive Plan under the existing RU FLUM category
- Consistent with the Countywide Plan

Staff recommends Approval

Local Planning Agency recommended Approval (Vote 5-1) at the September 10, 2025, meeting

