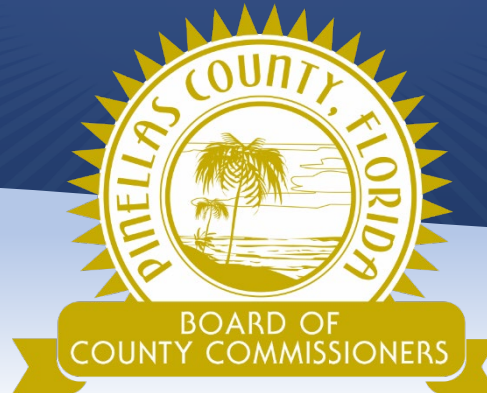


Twin City MHC, LLC

Case # FLU-25-04

October 21, 2025



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

Request



Subject Property: 10636 Gandy Boulevard, unincorporated St. Petersburg

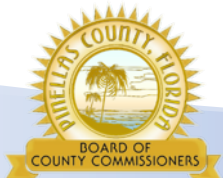
Future Land Use Map (FLUM) Amendment

From: RU, Residential Urban (8.54 ac) & CG, Commercial General (0.4 ac)

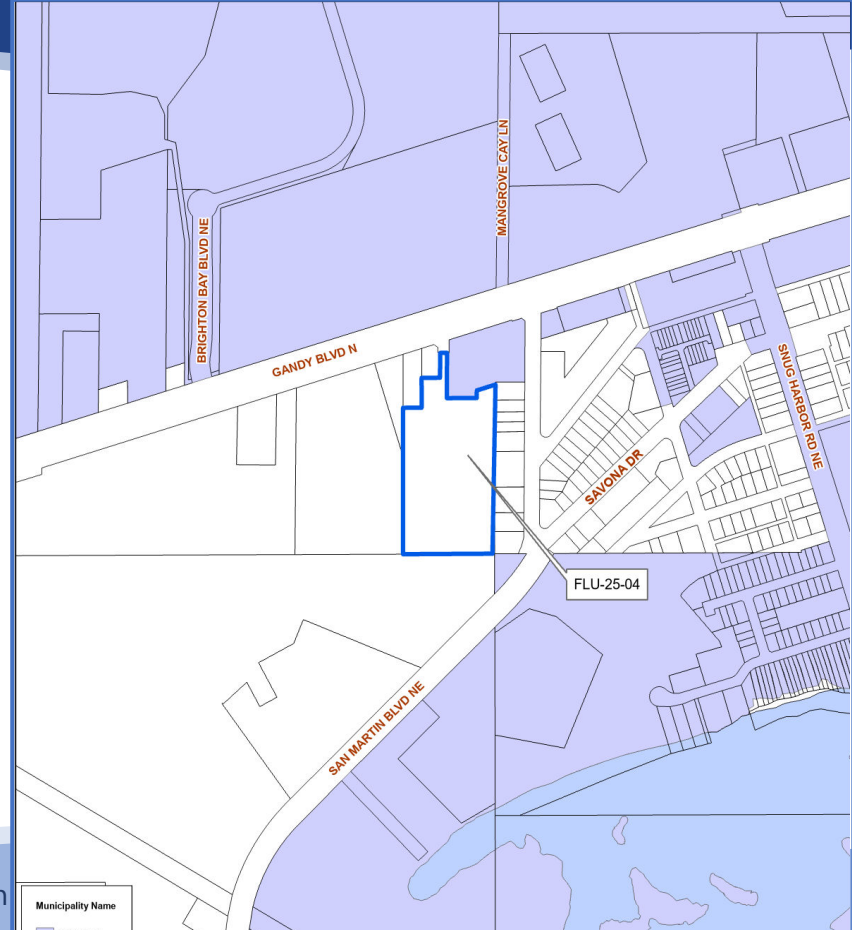
To: RM, Residential Medium (8.94 acres)

Existing Use: Twin City Mobile Home Park

Intended Future Use: Multifamily Residential



Location



Twin City Mobile Home Park (MHP)

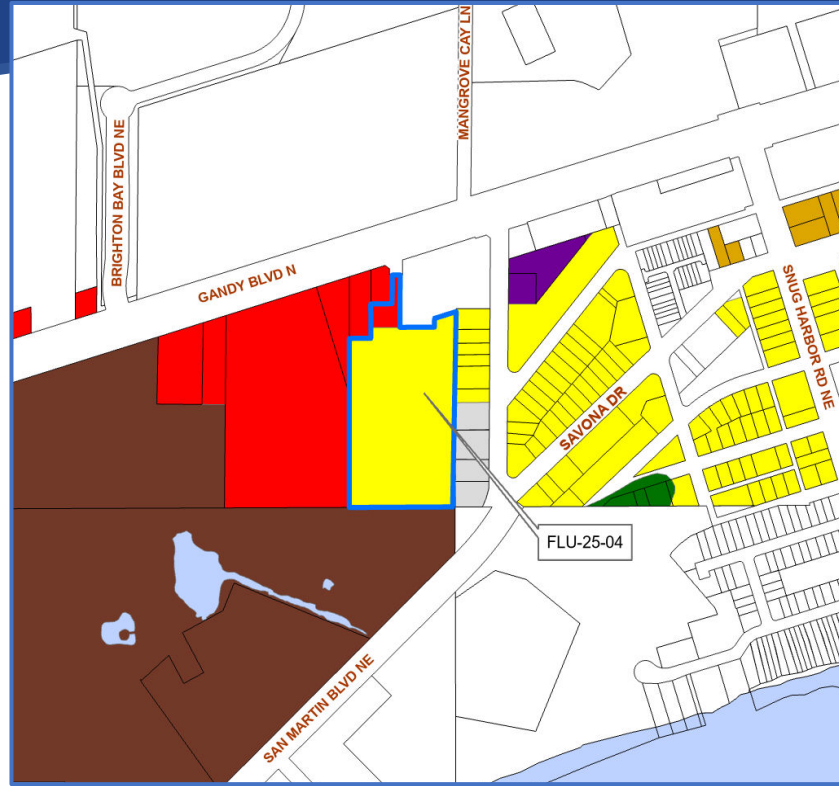
- **Established in the 1950s – prior to land use map/zoning code**
- **103 mobile home spaces & three apartment units**
- **Flooded heavily multiple times during recent storm events**
 - Homes must be elevated to prevent damage during future events - infeasible
- **Considered nonconforming (grandfathered)**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

Request Overview

FLUM amendment from RU & CG to RM

- **Would increase max density from 64 to 134 residential units**
 - RU allows up to 7.5 units per acre; CG does not allow residential
 - RM allows up to 15.0 units per acre
- **Multifamily residential proposed**
 - Apartments or condominiums
 - Concept plan would not be binding

FLUM



- Parcels
- Residential Low
- Residential Urban
- Residential Medium
- Commercial General
- Commercial Recreation
- Employment
- Residential Office General
- Preservation
- Water
- Pinellas County



Site Photos

Subject Property Entrance



View along Gandy Boulevard

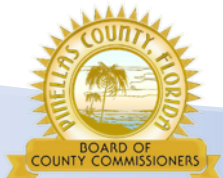


Zoned RMH, Residential Mobile/Manufactured Home

- **Allows mobile homes and single family detached**
- **Proposed multifamily use will require a zoning change**
- **There is a separate standalone zoning case that is not dependent on the outcome of this land use request**

Infrastructure

- **Potential traffic impacts of 35 additional PM peak hour trips**
- **City of St. Petersburg Potable Water and Sanitary Sewer**

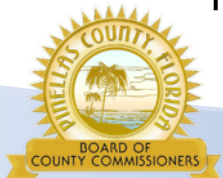


Subject Property Highly Vulnerable to Flooding and Storm Surge

- 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)
- Requested RM category is three times what is allowed

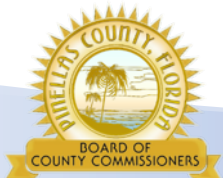


Additional Comprehensive Plan Directives

- 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
- Redevelopment must meet stormwater management requirements and floodplain mitigation



Density Increase Alternatives



Affordable Housing Density Bonus – Pinellas County Code

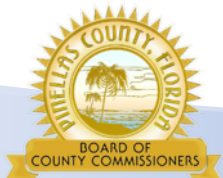
- Not eligible due to the property's location in the CHHA/CSA
- Applicant has not indicated an intent to provide affordable housing

Live Local Act – Florida Statutes

- Not eligible – must be zoned commercial, industrial or mixed use

Graywater Reuse System Density Bonus – Florida Statutes

- Up to 35% density bonus if all units connect and utilize
- Would allow up to 86 residential units under existing RU category
- Applicants advised of option



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

Recommendation – Land Use (FLU-25-04)



Proposed Land Use Amendment from RU to RM

- **Prohibited by the Pinellas County Comprehensive Plan**
 - Cannot increase density above 5.0 units per acre in the CSA – request is 3x that
 - Directs population concentrations outside of storm vulnerable areas
 - Florida Statutes require consistency with the adopted Plan
- **Another option is available to increase density**
 - Graywater density bonus would allow 22 additional units (9.6 units per acre)
 - Graywater bonus could also apply to RM, leading up to 181 units (20.3 units per acre)

Staff recommends Denial

Local Planning Agency recommended Denial (4-2 vote)

