



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** ZON-20-1

**LPA Public Hearing:** January 9, 2020

**Applicant:** Gateway MHP, Ltd

**Representative:** William Hulett &  
John Kendall

**Subject Property:** Approximately 5.6 acres located at 10100 Gandy Boulevard in unincorporated St. Petersburg.

**Parcel ID(s):** 18/30/17/00000/420/0100



### REQUEST:

Zoning Atlas amendment from R-4 (One, Two & Three Family Residential) and C-2 (General Commercial and Services) to RMH (Residential Mobile/Manufactured Home) on approximately 5.6 acres located at 10100 Gandy Boulevard in the unincorporated St. Petersburg area. The request would bring the entire property in conformance with the Mobile Home Park on the site.

### LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency finds that the proposed amendment to the Pinellas County Zoning Atlas is consistent with the Pinellas County Comprehensive Plan and recommends approval of the proposed amendment (The vote 4-0, in favor)

### PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed zoning amendments **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
  - **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed zoning amendments to the Pinellas County Board of County Commissioners.
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## SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on December 9, 2019. The DRC Staff summary discussion and analysis follows:

The two amendment areas consist of the north 1.4-acres of the property designated R-4 and the south 4.2-acres designated C-2 of the overall 39.4-acre parcel containing the Gateway Mobile Home Park community located at 10100 Gandy Boulevard. There are approximately 38 mobile homes located in the 4.2-acres designated C-2 on the zoning map. The 1.4-acre portion designated R-4 on the zoning map is being used as RV and boat storage for the residents of the mobile home park. The remaining 33.8-acres of the subject parcel that is not within these amendment areas is zoned RMH, Residential Mobile/Manufactured Home.

There are no proposed changes to the mobile home park use. The amendments will provide a consistent zoning on the property and recognize the established mobile home park use. The amendments to RMH are also consistent and compatible with the existing Residential Low Medium and Residential Medium land use categories on the property.

The subject property is within an unincorporated enclave and is completely surrounded by the City of St. Petersburg. The Gandy Boulevard corridor in the general area is primarily residential in nature with some commercial uses right along the road frontage. The site is surrounded by various multifamily developments.

Staff is of the opinion that the proposed Zoning Atlas amendments are appropriate for the subject property. The RMH zoning will provide a consistent zoning on the property and is compatible with the surrounding land uses and development pattern. The residential density is not increasing, therefore additional impacts to infrastructure are not anticipated. In general, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

### SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
<b>Subject Property:</b>	RLM & RM	R-4, C-2, RMH	Mobile Home Park
<b>Adjacent Properties:</b>			
<b>North</b>	St. Pete	St. Pete	Multi-Family Residential
<b>East</b>	St. Pete	St. Pete	Multi-Family Residential
<b>South</b>	St. Pete	St. Pete	Multi-Family Residential
<b>West</b>	St. Pete	St. Pete	Multi-Family Residential

### IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

## **FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT**

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.4 Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

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## **COUNTY DEVELOPMENT REGULATIONS**

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

**PROPOSED BCC HEARING DATE:** February 25, 2020

**CORRESPONDENCE RECEIVED TO DATE:** One letter received with concerns.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** No one appeared in favor or in opposition.

**ATTACHMENTS:** (Maps)