



# Pinellas County

## Staff Report

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File #: 20-080A, Version: 1

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### **Subject:**

Case No. Q ZON-20-1 (Gateway MHP, Ltd)

A request for a zoning change from R-4, One, Two and Three Family Residential (1.4 acres) and C-2, General Commercial and Services (4.2 acres) to RMH, Residential Mobile/Manufactured Home on approximately 5.6 acres located at 10100 Gandy Boulevard in unincorporated St. Petersburg.

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. ZON-20-1 is recommended for approval:

A Resolution approving the application of Gateway MHP, Ltd for a change in zoning from R-4, One, Two and Three Family Residential (1.4 acres) and C-2, General Commercial and Services (4.2 acres) to RMH, Residential Mobile/Manufactured Home.

- The applicant is seeking a zoning change on 5.6 acres of land that consists of two separate areas of the Gateway Mobile Home Park.
- The zoning change will provide for a consistent RMH zoning on the entire 39.4-acre property. No use changes are proposed on the property.
- The Local Planning Agency unanimously recommended approval of the request (vote 4-0). No one appeared in favor or in opposition.
- No correspondence in favor or in opposition has been received.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

### **Summary:**

The two amendment areas consist of the north 1.4-acres of the subject 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 located 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.

In general, the requested zoning amendments are compatible with the surrounding land uses and development pattern. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

**Background Information:**

The Local Planning Agency (LPA) unanimously recommended approval of the request during its January 9, 2020 public hearing (Vote 4-0).

Surrounding property owners within 500 feet of the subject property were notified by mail. A sign advertising the public hearings was posted on the subject property.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Renea Vincent, Director, Planning

**Partners:**

N/A

**Attachments:**

LPA Report  
Maps  
Resolution  
Survey  
Correspondence  
Power Point Presentation  
Map of Public Notification  
Legal Ad  
Map