

Pinewoods MHP – Redevelopment Conversion
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Units in Place:	220 units
Current Zoning:	NHM
Future Land Use:	NSM
NPUD:	Unlikely to be approved per City based on Coastal High Hazard
Coastal High Hazard:	County is prohibited from increasing density under the current Comprehensive Plan. They are discussing modifying this for the future, but no one can depend on that happening, nor the timing of this potential change even if it was clearly going to happen.
Meeting with City on 12/2/24:	City suggests easiest pathway (and likely the highest density achievable) is to tie to the FLU of NSM. City would support this trajectory, and it doesn't involve the county for increased density in Coastal High Hazard because it is using the existing FLU + State Statutorial Graywater Provisions (FS 403.892 - https://www.flsenate.gov/laws/statutes/2021/403.892) for the bonus and is not changing the underlying density or future land use density.
Optics Considerations:	City suggests that anyone will have to make the argument that while we are technically displacing some of the most affordable housing in the county, effectively we are not since 213 units are totally decimated and cannot even be contemplated to be fixed (FEMA 50% rule), and to bring back MH's, the site elevations are prohibitively expensive and/or impossible.
Zoning strategy:	Convert to NSM-1 from NHM. This process is relatively easy and the City is supportive of this proposal/change
Units per acre:	Under NSM-1, market rate units are 15/acre; workforce units are 6/acre.
Graywater Bonus:	State Statute 403.892 Provides for a 35% bonus on BASE units Pushes Market Rate/Acre to 20.25
Other Considerations:	Live Local Act (SB328) was considered but is not usable in this instance because of Residential (not

Commercial or Industrial Zoning).

Section 17.5 of the City of St Petersburg code was also considered, but is also not usable in this instance because of Residential (not Commercial or Industrial Zoning).

Timing: City states that conversion to FLU can occur in approx. 8 months from the deadline for submittals.

Density Analysis: See Below

Pinewood Unit Density Analysis

Item		Notes
Acreage	24	Approximate
Zoning	NSM-1	Conversion to Future Land Use from Current Zoning (NTM)
Base Units per Acre	15	
Graywater Bonus	35%	If 100% of the units meet the State Statute Developers receive a 35% density bonus if 100% of units are served by treated greywater. If 75% of units are served, a 25% density bonus is granted
Bonus Units (Graywater)	5.25	
Total Base Units/Acre	486	With Graywater Statute Bonus
Workforce Bonus	6	Must be in rotation of 80% AMI and 120% AMI (EX: if 5 additional units, 80%, 120%, 80%, 120%, 80%; If 6, 80%, 120%, 80%, 120%, 80%, 120%)
Total Workforce Units/Acre	144	
Total Market Rate Unit Potential	486	
Total Workforce Unit Potential	144	
With all Bonuses, Total Potential	630	

