

**Impact Assessment and Background Data for Staff Report**  
**Amendment to the Pinellas County Future Land Use Map**

**FLU-23-08**

**Site Location:** 1.02 acres located at 3320 70<sup>th</sup> Avenue N in Lealman

**Street Address:** 3320 70<sup>th</sup> Avenue N

**Parcel Number:** 35-30-16-03240-000-0630

**Prepared by: SMS**

**Date: 11/29/2023**

**Proposed Amendment From:**

**Future Land Use Designation(s): RL**

**acres: 1.02**

**Zoning Designation(s):**

R-4

**acres: 1.02**

**Proposed Amendment To:**

**Future Land Use Designation(s): RU**

**acres: 1.02**

**Zoning Designation(s):**

R-4

**acres: 1.02**

## Development Agreement?

**No** ☒

Yes ☐

New

|                |  |
|----------------|--|
| <b>Amended</b> |  |
|----------------|--|

**Affordable Housing Density Bonus? No** ☐

Yes ☐

**How many units:**

**INFRASTRUCTURE IMPACTS**  
**SOLID WASTE IMPACT ASSESSMENT**

| LAND USE DESIGNATIONS | SOLID WASTE<br>Total Tons/Year *      |
|-----------------------|---------------------------------------|
| <b>EXISTING</b>       |                                       |
| Residential Low       | 1.245 x 5 dwelling units = 6.225 TT/Y |
| <b>PROPOSED</b>       |                                       |
| Residential Urban     | 1.245 x 8 dwelling units = 9.96 TT/Y  |
| <b>NET DIFFERENCE</b> | <b>3.735 tons/year</b>                |

\* Assumes 1,500 sf townhomes.

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

**POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT**

| LAND USE DESIGNATIONS | POTABLE WATER<br>GPD                            | WASTEWATER<br>GPD                               |
|-----------------------|-------------------------------------------------|-------------------------------------------------|
| <b>EXISTING</b>       |                                                 |                                                 |
| Residential Low       | 5 units x 200 (Duplex/Triplex rate) = 1,000 GPD | 5 units x 150 (Duplex/Triplex rate) = 750 GPD   |
| <b>PROPOSED</b>       |                                                 |                                                 |
| Residential Urban     | 8 units x 200 (Duplex/Triplex rate) = 1,600 GPD | 8 units x 150 (Duplex/Triplex rate) = 1,200 GPD |
| <b>NET DIFFERENCE</b> | <b>600 GPD</b>                                  | <b>450 GPD</b>                                  |

NOTE: GPD = Gallons per Day

**TRANSPORTATION AND ROADWAY IMPACTS**

|                                                                                                                                                                                                                                                                      | YES or NO                                                              | COMMENTS                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------|
| Is the proposed amendment located within one half mile of a deficient facility (i.e., a road operating at peak hour level of service E or F, and/or a volume-to-capacity (v/c) ratio of 0.9 or higher with no mitigating improvements scheduled within three years)? | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | US Highway 19, Park Boulevard and Haines Road |
| Is the amendment located along a scenic/non-commercial corridor?                                                                                                                                                                                                     | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                               |

## **ENVIRONMENTAL AND SITE CONDITIONS**

|                                                                                                                                 | YES or NO                                                              | COMMENTS                    |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------|
| Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"                                     | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | Myakka soils and Urban land |
| Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?               | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                             |
| Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).               | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                             |
| Is the site located within the wellhead protection zone and/or aquifer recharge area?                                           | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                             |
| Identify the watershed in which the site is located.                                                                            | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                             |
| Is the site located within the 25-year floodplain?                                                                              | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                             |
| Is the site located within the 100-year floodplain?                                                                             | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                             |
| Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc. | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                             |

\*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

## **PUBLIC SAFETY**

|                                                                                   | YES or NO                                                              | COMMENTS                                                 |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------|
| Is the site located with the coastal storm area?                                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | Zone X                                                   |
| Is the site located within a hurricane evacuation zone. If so, identify the zone. | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | Zone D                                                   |
| Identify the Fire District serving the proposed development.                      |                                                                        | The subject site is located within the Lealman District. |

## **COMMUNITY IMPACTS**

|                                                                                                                           | YES or NO                                                              | COMMENTS |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------|
| Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts. | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |          |
| Has the applicant sought/been issued an affordable housing finding by Community Development?                              | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |          |

|                                                                                                                                                                                             |                                                                        |                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------|
| Will the approval of the amendment result in the displacement of mobile home residents?                                                                                                     | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                    |
| Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated. | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                    |
| Would the amendment affect beach/waterfront accessibility?                                                                                                                                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                    |
| Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.                         | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | Lealman CRA – consistent with Plan |
| Would the amendment have a significant impact on an adjacent local government?                                                                                                              | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                    |
| Is the amendment located within a designated brownfield area?                                                                                                                               | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                    |
| Will the proposed amendment affect public school facilities?                                                                                                                                | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                    |

***Has the property been the subject of a previous amendment proposal within the last 12 months?***

Yes ☐ No ☒

***Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?***

Yes ☐ No ☒

**ATTACH THE FOLLOWING:**

- \_\_\_ Location Map
- \_\_\_ Future Land Use Map with zoning designations
- \_\_\_ Aerial