

**Impact Assessment and Background Data for Staff Report**

**Amendment to the Pinellas County Future Land Use Map  
and Pinellas County Zoning Atlas Map**

Z/LU: 11-07-17

Site Location: N/A

Street Address: Located at 1255 Belcher Rd in the unincorporated area of Dunedin.

Parcel Number: 30/28/16/00000/230/0200

Prepared by: MDS

Date: 06/16/17

**Proposed Amendment From:**

Future Land Use Designation(s): R/OG acres 0.74

Zoning Designation(s): P-1 acres 0.74

**Proposed Amendment To:**

Future Land Use Designation(s): CG acres 0.74

Zoning Designation(s): C-2 acres 0.74

Development Agreement? No  Yes  New  Amended

Affordable Housing Density Bonus? No  Yes  How many units:

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

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
<b>EXISTING</b>	
Residential/Office General	0.74 acres x 43,560 sq. ft = 32,234 sq. ft 32,234 sq. ft. x .40 FAR = 12,894 sq. ft 12,894 sq. ft x 5.4 lbs/sf (Office factor) = 69,628 lbs/sf 69,628 lbs./sq. ft. ÷ 2,000 lbs./ton= <b>34.8 tons/year</b>
<b>PROPOSED</b>	
Commercial General	0.74 acres x 43,560 sq. ft = 32,234 sq. ft 32,234 sq. ft. x .35 FAR = 11,282 sq. ft 11,282 sq. ft x 10.2 lbs/sf (Retail factor) = 115,076 lbs/sf 115,076 lbs./sq. ft. ÷ 2,000 lbs./ton= <b>57.5 tons/year</b>
<b>NET DIFFERENCE</b>	<b>+23 tons/year</b>

\* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

\* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

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 GPD *	WASTEWATER GPD*
<b>EXISTING</b>	Pinellas County Service Area	Private Utility Service Area
Residential/Office General	0.74 acres x 43,560 sq. ft = 32,234 sq. ft 32,234 sq. ft. x .40 FAR = 12,894 sq. ft  12,894 sq. ft x 0.1/sq. ft (Office factor) <b>= 1,298 GPD</b>	0.74 acres x 43,560 sq. ft = 32,234 sq. ft 32,234 sq. ft. x .40 FAR = 12,894 sq. ft  12,894 sq. ft x 0.1/sq. ft (Office factor) <b>= 1,298 GPD</b>
<b>PROPOSED</b>		
Commercial General	0.74 acres x 43,560 sq. ft = 32,234 sq. ft 32,234 sq. ft. x .35 FAR = 11,282 sq. ft  11,282 sq. ft x 0.25/sq. ft (Commercial factor) = <b>2,821 GPD</b>	0.74 acres x 43,560 sq. ft = 32,234 sq. ft 32,234 sq. ft. x .35 FAR = 11,282 sq. ft  11,282 sq. ft x 0.25/sq. ft (Commercial factor) = <b>2,821 GPD</b>
<b>NET DIFFERENCE</b>	<b>+1,523 GPD</b>	<b>+1,523 GPD</b>

\* (Non Residential) Gross Floor Area x Consumption Rate = GPD

\* (Residential) Number of Units x Consumption Rate = GPD

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 Road?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	US-Highway 19 to the east.
Is the amendment located along a scenic/non-commercial corridor?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Located in a Mixed-Use Node of Belcher Rd. SNCC

## 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 <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 <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the Curlew Creek Drainage Basin.
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input type="checkbox"/> Yes <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 <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 <input checked="" type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the Fire District serving the proposed development.		The subject site is located within the Dunedin Fire 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 <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by the Department of Community Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <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 <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input type="checkbox"/> Yes <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Subject property is adjacent to City of Dunedin on the west side across Belcher Rd.
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input type="checkbox"/> Yes <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