

Impact Assessment and Background Data for Staff Report

Amendment to the Pinellas County Future Land Use Map

FLU-25-07

Site Location: Northwest quadrant of the I-275/54th Avenue N interchange in Lealman, unincorporated Pinellas County.

Street Address: 2500 55th Avenue N, Lealman

Parcel Number: 35-30-16-74340-009-0010

Prepared by: SMS

Date: 08/27/2025

Proposed Amendment From:

Future Land Use Designation(s): MUC-P-C **acres:** 0.6

Zoning Designation(s): L-FBC **acres:** 0.6

Proposed Amendment To:

Future Land Use Designation(s): CG **acres:** 0.6

Zoning Designation(s): C-2 **acres:** 0.6

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
EXISTING	
MUC-P-C*	10,000 SF x 10.2 lbs/SF (Store Retail rate) = 51 TT/Y 8 DUs x 1,200 SF x 1.66 lbs/SF (Residential rate) = 8 TT/Y
PROPOSED	
General Commercial*	14,300 SF x 9.3 lbs/SF (Service Shop rate) = 66.5 TT/Y
NET DIFFERENCE	7.5 tons/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
EXISTING		
MUC-P-C	10,000 SF x 0.05 GPD (Bus., Retail rate) = 500 GPD 8 DUs x 200 GPD (Multi-family rate) = 1,600 GPD	10,000 SF x 0.05 GPD (Bus., Retail rate) = 500 GPD 8 DUs x 150 GPD (Multi-family rate) = 1,200 GPD
PROPOSED		
General Commercial	14,300 x 0.1 GPD (Auto Care rate) = 1,430 GPD	14,300 x 0.1 GPD (Auto Care rate) = 1,430 GPD
NET DIFFERENCE	-670 GPD	-270 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 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	I-275

mitigating improvements scheduled within three years)?		
Is the amendment located along a scenic/non-commercial corridor?	<input type="checkbox"/> Yes <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 <input checked="" type="checkbox"/> No	Astatula soils and Urban land, 0 to 5 percent slopes
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sawgrass Lake 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 within 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.		Lealman 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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Lealman CRA
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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