

Amendment to the Pinellas County Future Land Use Map

INFRASTRUCTURE IMPACTS
SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year
EXISTING	
Residential Rural*	3 DUs x 2,500 SF x 1.66 lbs/SF (Residential rate) = 6.23 TT/Y
PROPOSED	
Institutional**	40,000 SF x 0.7 lbs/SF (Education rate) = 14.00 TT/Y
NET DIFFERENCE	7.77 tons/year

Note: *Based on Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.
 **Based on commercial waste generation rates, Broward County 2023 Waste Generation Study.

POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT

LAND USE DESIGNATIONS	POTABLE WATER GPD	WASTEWATER GPD
EXISTING		
Residential Rural	3 DUs x 266 GPD (Single Family Residential rate) = 798 GPD	3 DUs x 187.5 GPD (Single Family Residential rate) = 563 GPD
PROPOSED		
Institutional	300 Pupils x 9 GPD (Schools, All rate) = 2,700 GPD	300 Pupils x 8 GPD (Schools, All rate) = 2,400 GPD
NET DIFFERENCE	1,902 GPD	1,837 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 mitigating improvements scheduled within three years)?	☐ Yes ☒ No	

Is the amendment located along a scenic/non-commercial corridor?	☒ Yes ☐ No	Keystone Road – Rural Open Space
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ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as “very limited” or “subject to subsidence?”	☒ Yes ☐ No	Paola and St. Lucie soils and Urban land, 5 to 12 percent slopes – ‘very limited’
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	☐ Yes ☒ No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	☐ Yes ☒ No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	☐ Yes ☒ No	
Identify the watershed in which the site is located.	☒ Yes ☐ No	Lake Tarpon basin
Is the site located within the 25-year floodplain?	☐ Yes ☒ No	
Is the site located within the 100-year floodplain?	☐ Yes ☒ No	Flood Zone ‘X’
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	☐ Yes ☒ No	

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 have been replaced by Building Site Development Limitations (e.g., somewhat limited, very limited etc.)

PUBLIC SAFETY

	YES or NO	COMMENTS
Is the site located within the coastal storm area?	☐ Yes ☒ No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	☒ Yes ☐ No	Evacuation Zone ‘A’
Identify the Fire District serving the proposed development.		East Lake 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.	☐ Yes ☒ No	

Has the applicant sought/been issued an affordable housing finding by Community Development?	☐ Yes ☒ No	
Will the approval of the amendment result in the displacement of mobile home residents?	☐ Yes ☒ 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.	☐ Yes ☒ No	
Would the amendment affect beach/waterfront accessibility?	☐ Yes ☒ No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	☐ Yes ☒ No	
Would the amendment have a significant impact on an adjacent local government?	☐ Yes ☒ No	
Is the amendment located within a designated brownfield area?	☐ Yes ☒ No	
Will the proposed amendment affect public school facilities?	☒ Yes ☐ No	Potentially. The proposal is to build an approximate 300-student K-8 private school.

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