

**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-20-08

**Site Location:** South side of 58th Avenue North and adjacent to both sides of 40th Street North in Lealman

**Street Address:** See staff report

**Parcel Number:** See staff report

**Prepared by:** MDS

**Date:** 08/17/2020

**Proposed Amendment From:**

**Future Land Use Designation(s):** RU acres: 5.7

**Zoning Designation(s):** R-4 & RM acres: 5.7

**Proposed Amendment To:**

**Future Land Use Designation(s):** RLM acres: 5.7

**Zoning Designation(s):** RM acres: 3.95

**Development Agreement?** No  Yes  New  Amended

**Affordable Housing Density Bonus?** No  Yes  How many units: 57, or 86 with bonus – but that is not specifically part of this amendment.

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

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
<b>EXISTING</b>	
Residential Urban	(43 units x 1.66) (Residential factor) = 71.4 tons/year
<b>PROPOSED</b>	
Residential Low Medium (with affordable housing density bonus)	(57 units x 1.66) (Residential factor) = 94.6 tons/year (86 units x 1.66) (Residential factor) = 142.8 tons/year with density bonus
<b>NET DIFFERENCE</b>	<b>+23.2 tons/year (+71.4 with density bonus)</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>		
Residential Urban	43 units x 266 (Single-Family rate) = 11,438 GPD	43 units x 187.5 (Single-Family rate) = 8,063 GPD
<b>PROPOSED</b>		
Residential Low Medium (with affordable housing density bonus)	57 units x 200 (Multi-Family rate) = 11,400 GPD 86 units x 200 (Multi-Family rate) = 17,200 GPD	57 units x 150 (Multi-Family rate) = 8,550 GPD 86 units x 150 (Multi-Family rate) = 12,900 GPD
<b>NET DIFFERENCE</b>	<b>-38 GPD (+5,762 GPD w/density bonus)</b>	<b>+487 GPD (+4,837 GPD w/density bonus)</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 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 <input type="checkbox"/> No	US Hwy-19 is located within a half-mile to the east
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	Myakka soils, 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	The subject area is located within the Joe's 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	Non-Evacuation Zone

Identify the Fire District serving the proposed development.		The subject site is located within Lealman Fire District.
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**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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A density bonus is planned but is not specifically a part of this amendment.
Has the applicant sought/been issued an affordable housing finding by Community Development?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A density bonus is planned but is not specifically a part of this amendment.
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 Community Redevelopment Area (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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Lealman Community Redevelopment Area (CRA)
Will the proposed amendment affect public school facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Lealman Elementary Scholl is adjacent to the north

***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