

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-21-01

Site Location: At and south of 4706 Pleasant Avenue, Palm Harbor

Street Address: 4706 Pleasant Avenue

Parcel Number: 24-27-15-89280-000-6301, 24-27-15-89280-000-6300, 24-27-15-89280-000-6104 & 24-27-15-72162-002-0040

Prepared by: MDS

Date: 02/11/2021

Proposed Amendment From:

Future Land Use Designation(s): RS & P acres: 21.5

Zoning Designation(s): R-A & R-3 acres: 21.5

Proposed Amendment To:

Future Land Use Designation(s): RL & P acres: 21.5

Zoning Designation(s): R-5-CO & PC acres: 21.5

Development Agreement? No Yes New Amended

Affordable Housing Density Bonus? No Yes

INFRASTRUCTURE IMPACTS
SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Residential Suburban	(42 units x 1.66) (Residential factor) = 69.72 tons/year
PROPOSED	
Residential Low (Conditional Overlay to limit density to maximum of 78 units)	(78 units x 1.66) (Residential factor) = 129.48 tons/year
NET DIFFERENCE	+59.76 tons/year

* (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*
EXISTING		
Residential Suburban	42 units x 266 (Single-Family rate) = 11,172 GPD	42 units x 187.5 (Single-Family rate) = 7,875 GPD
PROPOSED		
Residential Low	78 units x 266 (Single-Family rate) = 20,748 GPD	78 units x 187.5 (Single-Family rate) = 14,625 GPD
NET DIFFERENCE	+9,576 GPD	+6,750 GPD

* (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 Alt 19 is a deficient facility
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Astatula soils & Urban land, Matlacha & St. Augustine soils, Anclote fine sand, depressional and Immokalee soils. The depressional soils are limited to the wetland areas in the southern part of the site.
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	A species assessment would need to be performed for site plan review.
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands have been identified on the site. A tree survey has not been performed but would be a part of site plan review.
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 Klosterman Bayou 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The southern portion of the site primarily where the wetlands are located are within the 100-year floodplain
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands have been identified on the site.

*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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The entire site is within the Coastal Storm Area

Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Evacuation Zone B
Identify the Fire District serving the proposed development.		The subject site is located within Palm Harbor 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 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	
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