

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: 11-06-18

Site Location: N/A

Street Address: Located at 6789 Ulmerton Road in unincorporated Largo.

Parcel Number: A portion of 06/30/16/70938/400/1302

Prepared by: MDS

Date: 5/25/18

Proposed Amendment From:

Future Land Use Designation(s): RU acres 0.70

Zoning Designation(s): R-3 acres 0.70

Proposed Amendment To:

Future Land Use Designation(s): CG acres 0.70

Zoning Designation(s): C-2 & C-2-CO acres 0.70

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 | |
| Residential Urban | Currently vacant 0.70 acres x 7.5 dwelling units per acre= 5 single family units 5 x 1.66 tons/unit/year (residential factor) = 8.3 tons/year |
| PROPOSED | |
| Commercial General | Proposed Vehicle Sales & Service (10,672.2 x 9.2)/2,000 (vehicle sales & service factor)= 49.09 tons/year |
| NET DIFFERENCE | +40.8 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 Urban | 0.70 acres x 7.5 dwelling units per acre= 5 single family units 5 x 266 per unit (residential factor) = 1,330 GPD | 0.10 acres x 7.5 dwelling units per acre= 5 single family units 5 x 187.5 per unit (residential factor) = 937.5 GPD |
| PROPOSED | | |
| Commercial General | Proposed Vehicle Sales & Service 10,672.2 x 0.25 (Commercial rate) = 2,668 GPD | Proposed Vehicle Sales & Service 10,672.2 x 0.25 (Commercial rate) = 2,668 GPD |
| NET DIFFERENCE | +1,338 GPD | +1,730.5 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 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 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 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 Cross Bayou Drainage Basin. |
| Is the site located within the 25 year floodplain? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | A drainage area runs northeast to southwest across the middle portion of the site |
| Is the site located within the 100 year floodplain? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | A drainage area runs northeast to southwest across the middle portion of the site |
| 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Evacuation Zone D |

| | | |
|--|--|---|
| Identify the Fire District serving the proposed development. | | The subject site is located within the Largo 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 | The site is adjacent to City of Largo on the west side. |
| 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