

**Impact Assessment and Background Data for Staff Report**

**Amendment to the Pinellas County Future Land Use Map  
and Pinellas County Zoning Atlas Map**

LU: 08-05-18

Site Location: Northwest corner of Ulmerton Road and 101<sup>st</sup> Street

Street Address: 10125 Ulmerton Road

Parcel Number: 03/30/15/00000/440/0700

Prepared by: MDS

Date: 4/16/18

**Proposed Amendment From:**

Future Land Use Designation(s): ROR acres: 3.93

Zoning Designation(s): C-2 acres: 3.93

**Proposed Amendment To:**

Future Land Use Designation(s): CG acres: 3.93

Zoning Designation(s): C-2 acres: 3.93

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<br>Total Tons/Year *   |
|---------------------------|--|
| <b>EXISTING</b>           |  |
| Residential/Office/Retail | Current Bank<br>(34,238.2 x 3.7)/2,000 (vehicle service factor)= 63.3 tons/year    |
| <b>PROPOSED</b>           |  |
| Commercial General        | Proposed Hotel<br>(68,476.4 x 4.7)/2,000 (vehicle service factor)= 161.0 tons/year |
| <b>NET DIFFERENCE</b>     | <b>+97.7 tons/year</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<br>GPD *   | WASTEWATER<br>GPD*   |
|---------------------------|--|--|
| <b>EXISTING</b>           |  |  |
| Residential/Office/Retail | Current Bank<br>34,238 x 0.1 (Bank rate) = 3,424 GPD           | Current Bank<br>34,238 x 0.1 (Bank rate) = 3,424 GPD           |
| <b>PROPOSED</b>           |  |  |
| Commercial General        | Proposed Hotel<br>120 x 135 per room (Hotel rate) = 16,200 GPD | Proposed Hotel<br>120 x 100 per room (Hotel rate) = 12,000 GPD |
| <b>NET DIFFERENCE</b>     | <b>+12,776 GPD</b>   | <b>+8,576 GPD</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 Roadway? | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | The adjacent segment of Ulmerton Road from 10 <sup>th</sup> Street to Starkey Road has a Level of Service of "F" |
| Is the amendment located along a scenic/non-commercial corridor?               | <input type="checkbox"/> Yes<br><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<br><input checked="" type="checkbox"/> No | Basinger soils and Urban land                                       |
| Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?               | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |   |
| Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).               | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |   |
| Is the site located within the wellhead protection zone and/or aquifer recharge area?   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |   |
| Identify the watershed in which the site is located.  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | The subject area is located within the Starkey Road Drainage Basin. |
| Is the site located within the 25 year floodplain?  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | Flood Zone AE (elevation 10 feet)                                   |
| Is the site located within the 100 year floodplain?   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | Flood Zone AE (elevation 10 feet)                                   |
| 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<br><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<br><input checked="" type="checkbox"/> No |   |
| Is the site located within a hurricane evacuation zone. If so, identify the zone. | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | Evacuation Zone C   |
| 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<br><input checked="" type="checkbox"/> No |  |
| Has the applicant sought/been issued an affordable housing finding by Community Development?  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |  |
| Will the approval of the amendment result in the displacement of mobile home residents?   | <input type="checkbox"/> Yes<br><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<br><input checked="" type="checkbox"/> No |  |
| Would the amendment affect beach/waterfront accessibility?  | <input type="checkbox"/> Yes<br><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<br><input checked="" type="checkbox"/> No |  |
| Would the amendment have a significant impact on an adjacent local government?  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | Adjacent to City of Largo on the south |
| Is the amendment located within a designated brownfield area?   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |  |
| Will the proposed amendment affect public school facilities?  | <input type="checkbox"/> Yes<br><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