

**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: 20-9-15**

**Site Location:** Located at the western terminus of 113<sup>th</sup> Avenue North.

**Street Address:** 15151 113th Avenue North

**Parcel Number:** 13/30/14/00000/140/1100

**Prepared by:** RAB

**Date:** 08/17/15

**Proposed Amendment From:**

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

**Zoning Designation(s):**                      CR                      acres 5.7

**Proposed Amendment To:**

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

**Zoning Designation(s):**                      C-3                      acres 5.7

**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 *
<b>EXISTING</b>	
Commercial Recreational	5.70 acres x 43,560 sq. ft./acres = 248,292 248,292 sq. ft. x .35 FAR = 86,902 sq. ft. 86,902 sq. ft x 2.6 lbs per sq ft. (commercial recreation rate) = 225,945 lbs 225,945 lbs/ 2,000= 113 tons/year
<b>PROPOSED</b>	
Commercial General	5.70 acres x 43,560 sq. ft./acres = 248,292 248,292 sq. ft. x .50 FAR = 124,146 sq. ft. 124,146 sq. ft x 2.6 lbs per sq ft. (commercial general rate) = 322,780 lbs 128,829 lbs/ 2,000= 161 tons/year
<b>NET DIFFERENCE</b>	<b>+48 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 GPD *	WASTEWATER GPD*
<b>EXISTING</b>		
Commercial Recreational	5.70 acres x 43,560 sq. ft./acres = 248,292 248,292 sq. ft. x .35 FAR = 86,902 sq. ft. 86,902 sq. ft. x 0.25 per sq. ft = 21,726 GPD	5.70 acres x 43,560 sq. ft./acres = 248,292 248,292 sq. ft. x .35 FAR = 86,902 sq. ft. 86,902 sq. ft. x 0.25 per sq. ft = 21,726 GPD
<b>PROPOSED</b>		
Commercial General	5.70 acres x 43,560 sq. ft./acres = 248,292 248,292 sq. ft. x .50 FAR = 124,146 sq. ft. 124,146 sq. ft. x 0.25 per sq. ft = 31,037 GPD	5.70 acres x 43,560 sq. ft./acres = 248,292 248,292 sq. ft. x .50 FAR = 124,146 sq. ft. 124,146 sq. ft. x 0.25 per sq. ft = 31,037 GPD
<b>NET DIFFERENCE</b>	<b>+9,311 GPD</b>	<b>+9,311 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 on a concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)?	<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	The subject area contains Matlacha and St. Augustine Soils & 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 Coastal Basin #5.
Is a portion of the site located within the 25 or 100 year floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The site is located within the 100 year floodplain, designated AE on the 2009 FEMA flood map.
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	

\*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	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The site is located within the hurricane evacuation zone A.
Identify the Fire District serving the proposed development.		The subject site is located within the Pinellas Suncoast 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 the Department of 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water accessibility would be enhanced.
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