

Impact Assessment and Background Data for Staff Report
Amendment to the Pinellas County Future Land Use Map

FLU-25-01

Site Location: Approximately 0.21 acres located at 4500 40th St N in Lealman.

Street Address: 4500 40th St N

Parcel Number: 03-31-16-00000-310-1900

Prepared by: SMS

Date: 03/26/2025

Proposed Amendment From:

Future Land Use Designation(s): RU

acres: 0.21

Zoning Designation(s):

R-4

acres: 0.21

Proposed Amendment To:

Future Land Use Designation(s): RM

acres: 0.21

Zoning Designation(s):

R-4 (no change)

acres: 0.21

Development Agreement?

No ☒Yes ☐

New

| | |
|----------------|--|
| Amended | |
|----------------|--|

Affordable Housing Density Bonus? No

No ☒

Yes ☐

How many units:

INFRASTRUCTURE IMPACTS
SOLID WASTE IMPACT ASSESSMENT

| LAND USE DESIGNATIONS | SOLID WASTE Total Tons/Year * |
|-----------------------|-------------------------------------|
| EXISTING | |
| Residential Urban | 1.66 x 2 dwelling units = 3.32 TT/Y |
| PROPOSED | |
| Residential Medium | 1.66 x 3 dwelling unit = 4.98 TT/Y |
| NET DIFFERENCE | 1.66 tons/year |

* Assumes 1,800 sf home.

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 | 2 units x 266 (Single Family rate) = 532 GPD | 2 units x 187.5 (Single Family rate) = 375 GPD |
| PROPOSED | | |
| Residential Medium | 3 units x 266 (Single Family rate) = 798 GPD | 3 units x 187.5 (Single Family rate) = 563 GPD |
| NET DIFFERENCE | 266 GPD | 188 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 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 within the coastal storm area? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Zone X |
| 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 the Lealman 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Lealman 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 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