

Impact Assessment and Background Data for Staff Report

Amendment to the Pinellas County Future Land Use Map

FLU-25-11

Site Location: Approximately 3.49 acres, located along the south side of 62nd Avenue North, approximately 0.25 miles west of 49th Street North, and approximately 1.49 miles generally west of US Highway 19. Subject property is located within the Lealman Community Redevelopment Area (CRA), unincorporated Pinellas County.

Street Address: 5200 62nd Avenue North, Pinellas Park.

Parcel Number: 33-30-16-69948-300-3701

Prepared by: SA

Date: 11/24/2025

Proposed Amendment From:

Zoning Designation(s): R-A **acres:** 3.49

Proposed Amendment To:

Future Land Use Designation(s): E **acres: 3.49**

Zoning Designation(s): E-1 **acres:** 3.49

Development Agreement? No Yes New Amended REMOVED

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 Low*	17 DUs x 2,500 SF x 1.66 lbs/SF (Residential rate) = 35.27 TT/Y
PROPOSED	
Employment*	98,816 SF x 4.7 lbs/SF (Manufacturing rate) = 232.21 TT/Y
NET DIFFERENCE	196.94 tons/year

Note: *Based on 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 Low	17 DUs x 266 GPD (Single Family Residential rate) = 4,522 GPD	17 DUs x 187.5 GPD (Single Family Residential rate) = 3,187.5 GPD
PROPOSED		
Employment	98,816 SF x 0.05 GPD (Business Park, - Manufacturing) = 4,941 GPD	98,816 SF x 0.05 GPD (Business Park, - Manufacturing) = 4,941 GPD
NET DIFFERENCE	419 GPD	1753.5 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	62 nd Avenue North (49 th Street North to 34 th Street North)



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	Myakka Soils and Urban land – 'very limited'; and Samsula muck - frequently ponded, 0 to 1 percent slopes – 'very limited'
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	Joe's Creek Watershed
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	Flood Zone 'AE'
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 (e.g., 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	
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.		Lealman 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subject property is located within the Lealman Community Redevelopment Area (CRA). The proposed amendment is consistent with the vision for the Lealman CRA Plan.
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

