

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: 30-11-15

Site Location: Located at the northeast corner of the intersection of East Lake Road and Foxwood Lane in East Lake Tarpon.

Street Address: N/A

Parcel Number: 10/27/16/29303/000/0010 & 0120

Prepared by: RAB

Date: 10/13/15

Proposed Amendment From:

Future Land Use Designation(s): RR acres 4.2

Zoning Designation(s): RPD-0.5 -W acres 4.2

Proposed Amendment To:

Future Land Use Designation(s): I acres 4.2

Zoning Designation(s): IL-CO-W acres 4.2

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 Rural	4.2 acres x 0.5 dwelling units per acre= 2 single family units 2 x 1.66 tons/unit/year (residential factor) = 3.32 tons/year
PROPOSED	
Institutional	Proposed 64 Bed Assisted Living Facility 64 x 5.9 tons/unit/year (ALF factor)= 378 tons/year
NET DIFFERENCE	+375 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 Rural	4.2 acres x 0.5 dwelling units per acre= 2 single family units 2 x 266 per unit (residential factor) = 532 GPD	4.2 acres x 0.5 dwelling units per acre= 2 single family units 2 x 187.5 per unit (residential factor) = 375 GPD
PROPOSED		
Institutional	Proposed 64 Bed Assisted Living Facility 64 x 100 (institutional rate) = 6,400 GPD	Proposed 64 Bed Assisted Living Facility 64 x 100 (institutional rate) = 6,400 GPD
NET DIFFERENCE	+5,868 GPD	+6,025 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 concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)?	☐ Yes ☒ No	
Is the amendment located along a scenic/non-commercial corridor?	☒ Yes ☐ No	See staff report for details.

ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	☐ Yes ☒ No	The site contains Myakka Soils & Urban Land, which has been classified as "very limited", but suitable for urban development.
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	☐ Yes ☒ No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	☐ Yes ☒ No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	☒ Yes ☐ No	
Identify the watershed in which the site is located.	☒ Yes ☐ No	The subject area is located within the Anclote River watershed.
Is the site located within the 25 year floodplain?	☐ Yes ☒ No	
Is the site located within the 100 year floodplain?	☐ Yes ☒ No	
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	☐ Yes ☒ 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?	☐ Yes ☒ No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	☒ Yes ☐ No	D
Identify the Fire District serving the proposed development.		The subject site is located within the East Lake 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.	☐ Yes ☒ No	
Has the applicant sought/been issued an affordable housing finding by the Department of Community Development?	☐ Yes ☒ No	
Will the approval of the amendment result in the displacement of mobile home residents?	☐ Yes ☒ 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.	☐ Yes ☒ No	
Would the amendment affect beach/waterfront accessibility?	☐ Yes ☒ No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	☐ Yes ☒ No	
Would the amendment have a significant impact on an adjacent local government?	☐ Yes ☒ No	
Is the amendment located within a designated brownfield area?	☐ Yes ☒ No	
Will the proposed amendment affect public school facilities?	☐ Yes ☒ 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