

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: 34-12-15

Site Location: Located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater.

Street Address: 2159, 2167, and 2175 McMullen Booth Road

Parcel Number: 33/28/16/00000/330/0400, 0500, 0510, and 0600

Prepared by: RAB

Date: 11/16/15

Proposed Amendment From:

Future Land Use Designation(s): RS acres 2.5

Zoning Designation(s): A-E and R-R acres 2.5

Proposed Amendment To:

Future Land Use Designation(s): I acres 2.5

Zoning Designation(s): IL-CO acres 2.5

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	2.5 acres x 2.5 dwelling units per acre= 6 single family units 6 x 1.66 tons/unit/year (residential factor) = 9.96 tons/year
PROPOSED	
Institutional	Proposed 60 Bed Assisted Living Facility 60 x 5.9 tons/unit/year (ALF factor)= 354 tons/year
NET DIFFERENCE	+344 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	City of Clearwater Service Area	City of Clearwater Service Area
Residential Rural	2.5 acres x 2.5 dwelling units per acre= 6 single family units 6 x 266 per unit (residential factor) = 1,596 GPD	2.5 acres x 2.5 dwelling units per acre=6 single family units 6 x 187.5 per unit (residential factor) = 1,125 GPD
PROPOSED		
Institutional	Proposed 60 Bed Assisted Living Facility 60 x 100 (institutional rate) = 6,000 GPD	Proposed 60 Bed Assisted Living Facility 60 x 100 (institutional rate) = 6,000 GPD
NET DIFFERENCE	+4,404 GPD	+4,875 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)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See staff report for details.
Is the amendment located along a scenic/non-commercial corridor?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)?	<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 checked="" type="checkbox"/> Yes <input 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 Mullet 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 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 with 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the Fire District serving the proposed development.		The subject site is located within the Clearwater 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 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