

## **Impact Assessment and Background Data for Staff Report**

### **Amendment to the Pinellas County Future Land Use Map**

**FLU-25-04**

**Site Location:** Approximately 8.94 acres located along Gandy Boulevard in unincorporated Pinellas County.

**Street Address:**

**Parcel Number:** 17-30-17-00000-340-0800

**Prepared by: SMS**

**Date: 08/22/2025**

**Proposed Amendment From:**

**Future Land Use Designation(s): RU** **acres: 8.94**

**Zoning Designation(s):** RMH acres: 8.94

**Proposed Amendment To:**

**Future Land Use Designation(s): RM** **acres: 8.94**

**Zoning Designation(s):** RM acres: 8.94

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>	
Residential Urban*	64 DUs x 1,200 SF x 1.66 lbs/SF (Residential rate) = 63.74 TT/Y
<b>PROPOSED</b>	
Residential Medium*	134 DUs x 1,000 SF x 1.66 lbs/SF (Residential rate) = 111.22 TT/Y
<b>NET DIFFERENCE</b>	<b>47.48 tons/year</b>

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>	Provided by City of St. Petersburg	Provided by City of St. Petersburg
Residential Urban	64 DUs x 200 GPD (Mobile Home rate) = 12,800 GPD	64 DUs x 150 GPD (Mobile Home rate) = 9,600 GPD
<b>PROPOSED</b>		
Residential Medium	134 DUs x 200 GPD (Multi-Family Residential rate) = 26,800 GPD	134 DUs x 150 GPD (Multi-Family Residential rate) = 20,100 GPD
<b>NET DIFFERENCE</b>	<b>14,000 GPD</b>	<b>10,500 GPD</b>

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	Gandy Boulevard

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	Urban land, 0 to 2 percent slopes
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	Tinney Creek drainage basin
Is the site located within the 25-year floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is the site located within the 100-year floodplain?	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Old Tampa Bay and connecting wetlands are a short distance to the east and south of the subject property.

\*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 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	Evacuation Zone 'A'
Identify the Fire District serving the proposed development.		Gandy Fire District (ID 19)

### **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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Elimination of the MHP would remove an affordable housing resource.

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See staff report for details.
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The doubling of allowable residential density, as proposed, could impact the City of St. Petersburg.
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The doubling of allowable residential density, as proposed, could impact public school facilities.

***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