

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: 05-03-17

Location: Located at 500 Anclote Road in the unincorporated area of Tarpon Springs.

Parcel Number: 02/27/15/90810/000/0010

Prepared by: RAB

Date: 02/17/17

Proposed Amendment From:

Future Land Use Designation(s): E **acres** 11.23

Zoning Designation(s): M-1 **acres** 11.23

Proposed Amendment To:

Future Land Use Designation(s): RL **acres** 11.23

Zoning Designation(s): R-5 **acres** 11.23

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	
Employment	11.23 acres x 43,560 sq. ft = 489,179 sq. ft 489,179 sq. ft. x .50 FAR = 244,589 sq. ft 244,589 sq. ft x 4.7 lbs/sf (Lt manufacturing factor) = 1,149,568 lbs/sf 1,149,568 lbs./sq. ft. ÷ 2,000 lbs./ton = 574.78 tons/year
PROPOSED	
Residential Low	11.23 acres x 5 upa = 56 units 56 units x 1.66 tons/unit/year (residential factor) = 92.96 tons/year
NET DIFFERENCE	-481.82 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		
Employment	11.23 acres x 43,560 sq. ft = 489,179 sq. ft 489,179 sq. ft. x .50 FAR = 244,589 sq. ft 244,589 sq. ft x 0.05/sq. ft (manufacturing factor) = 12,229 GPD	11.23 acres x 43,560 sq. ft = 489,179 sq. ft 489,179 sq. ft. x .50 FAR = 244,589 sq. ft 244,589 sq. ft x 0.05/sq. ft (manufacturing factor) = 12,229 GPD
PROPOSED		
Residential Low	11.23 acres x 5 upa = 56 units 56 x 200 per unit (residential factor) = 11,200 GPD	11.23 acres x 5 upa = 56 units 56 x 150 per unit (residential factor) = 8,400 GPD
NET DIFFERENCE	-1,029 GPD	-3,829 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 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	The site contains Myakka and Astatula 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 type="checkbox"/> No	To be determined during site plan review.
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input type="checkbox"/> No	To be determined during site plan review.
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.		The subject area is located within the Anclote River Drainage Basin.
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	
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 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	A
Identify the Fire District serving the proposed development.		The subject site is located within the Tarpon Springs 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 the Department of 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	

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