

Impact Assessment and Background Data for Staff Report
Amendment to the Pinellas County Future Land Use Map

FLU-25-06

Site Location: Northwest quadrant of 150th Avenue North and 63rd Street North, unincorporated Largo, Pinellas County.

Street Address: 6201 150th Avenue North and 15097 63rd Street North, Largo

Parcel Number: 32-29-16-70362-300-1417, 32-29-16-70362-300-1416 and a portion of 32-29-16-70362-300-1420

Prepared by: SMS

Date: 10/29/2025

Proposed Amendment From:

Future Land Use Designation(s): CN (1.18 ac) and E (0.69 ac) **Acres:** 1.87

Zoning Designation(s): C-1 (1.18 ac) and E-1 (0.69 ac) **Acres:** 1.87

Proposed Amendment To:

Future Land Use Designation(s): CG (1.18 ac) and IG (0.69ac) **Acres:** 1.87

Zoning Designation(s): E-2 (1.18 ac) and I (0.69 ac) **Acres:** 1.87

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	19,500 SF x 1.8 lbs/SF (Manufacturing Heavy rate) = 17.55 TT/Y
Commercial Neighborhood	15,400 SF x 1.8 lbs/SF (Manufacturing Heavy rate) = 13.86 TT/Y
PROPOSED	
Industrial General	22,500 SF x 1.8 lbs/SF (Manufacturing Heavy rate) = 20.25 TT/Y
Commercial General	28,200 SF x 1.8 lbs/SF (Manufacturing Heavy rate) = 25.38 TT/Y
NET DIFFERENCE	14.22 Tons/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	19,500 SF x 0.05 GPD (Bus. Park – Manufacturing rate) = 975 GPD	19,500 SF x 0.05 GPD (Bus. Park – Manufacturing rate) = 975 GPD
Commercial Neighborhood	15,400 SF x 0.05 GPD (Bus. Park – Manufacturing rate) = 770 GPD	15,400 SF x 0.05 GPD (Bus. Park – Manufacturing rate) = 770 GPD
PROPOSED		
Industrial General	22,500 SF x 0.05 GPD (Bus. Park – Manufacturing rate) = 1,125 GPD	22,500 SF x 0.05 GPD (Bus. Park – Manufacturing rate) = 1,125 GPD
Commercial General	28,200 SF x 0.05 GPD (Bus. Park – Manufacturing rate) = 1,410 GPD	28,200 SF x 0.05 GPD (Bus. Park – Manufacturing rate) = 1,410 GPD
NET DIFFERENCE	790 GPD	790 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	US Highway 19
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	Myakka 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 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	Long Branch 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 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 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.		Highpoint West 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