

**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 *
<b>EXISTING</b>	
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 = <b>574.78 tons/year</b>
<b>PROPOSED</b>	
Residential Low	11.23 acres x 5 upa = 56 units 56 units x 1.66 tons/unit/year (residential factor) = <b>92.96 tons/year</b>
<b>NET DIFFERENCE</b>	<b>-481.82 tons/year</b>

\* (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*
<b>EXISTING</b>		
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) = <b>12,229 GPD</b>	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) = <b>12,229 GPD</b>
<b>PROPOSED</b>		
Residential Low	11.23 acres x 5 upa = 56 units 56 x 200 per unit (residential factor) = <b>11,200 GPD</b>	11.23 acres x 5 upa = 56 units 56 x 150 per unit (residential factor) = <b>8,400 GPD</b>
<b>NET DIFFERENCE</b>	<b>-1,029 GPD</b>	<b>-3,829 GPD</b>

\* (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