

# 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: 18-9-15

**Location:** Located at the northern terminus of 49<sup>th</sup> Street North, being west of the western terminus of 164<sup>th</sup> Avenue North in the unincorporated area of Largo.

**Parcel Number:** 33/29/16/70380/100/1200, 2000, 0500, 0400, & 0300

**Prepared by:** RAB

**Date:** 02/23/15

### **Proposed Amendment From:**

**Future Land Use Designation(s):** RLM acres 11.8

**Zoning Designation(s):** RPD-10 acres 11.8  
RPD-5 5.9

### **Proposed Amendment To:**

**Future Land Use Designation(s):** RL acres 11.8

**Zoning Designation(s):** RPD-5 acres 7.2  
A-E 3.8  
R-2 3.9  
R-3 2.8

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 Low Medium	11.8 acres x 10 upa = 118 units 118 units x 1.66 tons/unit/year (residential factor) = 195.88 tons/year
<b>PROPOSED</b>	
Residential Low	11.8 acres x 5 upa = 59 units 59 units x 1.66 tons/unit/year (residential factor) = 97.94 tons/year
<b>NET DIFFERENCE</b>	<b>-97.94 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>		
Residential Low Medium	11.8 acres x 10 upa = 118 units 118 x 200 per unit (Multi-family factor) = 23,600 GPD	11.8 acres x 10 upa = 118 units 118 x 150 per unit (Multi-family factor) = 17,700 GPD
<b>PROPOSED</b>		
Residential Low	11.8 acres x 5 upa = 59 units 59 x 266 per unit (residential factor) = 15,694 GPD	11.8 acres x 5 upa = 59 units 59 x 187.5 per unit (residential factor) = 11,063 GPD
<b>NET DIFFERENCE</b>	<b>-7,906 GPD</b>	<b>-6,637 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)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

management corridor)?		
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 Soils and 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 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	The subject area is located within the Cross Bayou 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 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	

\*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 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 and B
Identify the Fire District serving the proposed development.		The subject site is located within the Largo 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