

Impact Assessment and Background Data for Staff Report

**Amendment to the Pinellas County Future Land Use Map
and Pinellas County Zoning Atlas Map**

LU: 28-11-15

Site Location: Located on the southwest corner of the intersection of Seminole Blvd. and 20th Terrace SW in the unincorporated area of Largo.

Street Address: N/A

Parcel Number: 03/30/15/17838/000/0010 & 0190

Prepared by: RAB

Date: 11/13/15

Proposed Amendment From:

Future Land Use Designation(s): CN and RL acres 0.70

Zoning Designation(s): C-2 acres 0.70

Proposed Amendment To:

Future Land Use Designation(s): CG acres 0.70

Zoning Designation(s): C-2 acres 0.70

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	
Commercial Neighborhood and Residential Low	.35 acres x 5.0 dwelling units per acre= 2 single family units 2 x 1.66 tons/unit/year (residential factor) = 3.32 tons/year .35 acres x 43,560 sq. ft./ acre= 15,246 sq. ft. 15,246 sq. ft. x .30 FAR = 4,573 sq. ft 4,573 sq. ft x 7.3 lbs. per sq. ft. = 33,383 lbs 33,383 lb /2,000 lbs= 16.69 Tons 16.69 Tons 16.69 Tons = 3.32 Tons= 20.01 Tons
PROPOSED	
Commercial General	.70 acres x 43,560 sq. ft./ acre= 30,492 sq. ft. 30,492 sq. ft. x .35 FAR = 10,672 sq. ft 10,672 sq. ft x 7.3 lbs. per sq. ft. = 77,906 lbs 77,906 lb /2,000 lbs= 38.95 Tons 38.95 Tons
NET DIFFERENCE	+18.94 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		
Commercial Neighborhood and Residential Low	.35 acres x 5.0 dwelling units per acre= 2 single family units 2 x 266 per unit (residential factor) = 532 GPD .35 acres x 43,560 sq. ft./ acre= 15,246 sq. ft. 15,246 sq. ft. x .30 FAR = 4,573 sq. ft 4,573 sq. ft. x 0.25 per sq. ft. = 1,143 GPD 1,143 GPD 532 GPD + 1,143 GPD= 1,675 GPD	.35 acres x 5.0 dwelling units per acre= 2 single family units 2 x 187.5 per unit (residential factor) = 375 GPD .35 acres x 43,560 sq. ft./ acre= 15,246 sq. ft. 15,246 sq. ft. x .30 FAR = 4,573 sq. ft 4,573 sq. ft. x 0.25 per sq. ft. = 1,143 GPD 1,143 GPD 375 GPD + 1,143 GPD= 1,518 GPD
PROPOSED		
Commercial General	.70 acres x 43,560 sq. ft./ acre= 30,492 sq. ft. 30,492 sq. ft. x .35 FAR = 10,672 sq. ft 10,672 sq. ft. x 0.25 per sq. ft. = 2,668 GPD 2,668 GPD	.70 acres x 43,560 sq. ft./ acre= 30,492 sq. ft. 30,492 sq. ft. x .35 FAR = 10,672 sq. ft 10,672 sq. ft. x 0.25 per sq. ft. = 2,668 GPD 2,668 GPD
NET DIFFERENCE	+993 GPD	+1,150 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 Soils & 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	The subject area is located within the Starkey Road 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 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 with 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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	
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