

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

FLU-21-06

Site Location: 36750 US Highway 19 North

Street Address: 36750 US Highway 19 North

Parcel Number: 25-27-15-00000-100-0100

Prepared by: MDS

Date: 04/06/2022

Proposed Amendment From:

Future Land Use Designation(s): RS, RE, RLM & R/OS acres: 64.1

Zoning Designation(s): RPD acres: 64.1

Proposed Amendment To:

Future Land Use Designation(s): RL & R/OS acres: 64.1

Zoning Designation(s): RPD acres: 64.1

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	
Residential Suburban (3.33 acres) Residential Estate (4.51 acres) Residential Low Medium (23.64 acres) Recreation/Open Space (32.63 acres)	(249 units x 1.66) (Residential factor) = 413.3 tons/year Open space area generates no solid waste
PROPOSED	
Residential Low (42.83 acres) Recreation/Open Space (21.27 acres)	(180* units x 1.66) (Residential factor) = 298.8 tons/year *Maximum 180 units per Development Master Plan Open space area generates no solid waste
NET DIFFERENCE	-114.5 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		
Residential Suburban (3.33 acres) Residential Estate (4.51 acres) Residential Low Medium (23.64 acres) Recreation/Open Space (32.63 acres)	249 units x 266 (Single-Family rate) = 66,234 GPD Open space area generates no potable water use	249 units x 187.5 (Single-Family rate) = 46,687.5 GPD Open space area generates no wastewater use
PROPOSED		
Residential Low (42.83 acres) Recreation/Open Space (21.27 acres)	180 units x 266 (Single-Family rate) = 47,880 GPD *Maximum 180 units per Development Master Plan Open space area generates no potable water use	180 units x 187.5 (Single-Family rate) = 33,750 GPD *Maximum 180 units per Development Master Plan Open space area generates no wastewater use
NET DIFFERENCE	-18,354 GPD	-12,937.5 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 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	Both US Hwy 19 N and US Alt 19 are deficient corridors and are within ½ mile of the overall property. However, the closest access on Klosterman Rd is over ½ mile from both deficient corridors.
Is the amendment located along a scenic/non-commercial corridor?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Belcher Road is a Scenic/Noncommercial Corridor. However, the proposed amendment areas are not in the SNCC buffer zone.

ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as “very limited” or “subject to subsidence?”	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Astatula soils and Urban land on the proposed RL area. Myakka soils and Anclote fine sand, depressional on the proposed R/OS area.
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 Klosterman Bayou Drainage Basin
Is the site located within the 25 year floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed R/OS area is within the 25-year floodplain
Is the site located within the 100 year floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed R/OS area is within the 100-year floodplain
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A portion of the area is in the CSA.
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 B
Identify the Fire District serving the proposed development.		The subject site is located within the Palm Harbor 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