

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

**FLU-22-03**

**Site Location:** 13.1 acres located at 10055 Seminole Blvd

**Street Address:** 10055 Seminole Blvd

**Parcel Number:** 22/30/15/00000/120/0200

**Prepared by: SMS**

**Date: 07/05/2022**

**Proposed Amendment From:**

**Future Land Use Designation(s): R/OG  
P**

acres: 5.5  
acres: 7.6

**Zoning Designation(s):** GO acres: 13.1

## Proposed Amendment To:

**Future Land Use Designation(s):** E  
P

acres: 5.5  
acres: 7.6

**Zoning Designation(s):** E-1  
PC

acres: 5.5  
acres: 7.6

**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/Office General Preservation	(119,790 sf x 5.4) (Office Building factor) = 646,866 tons/year
<b>PROPOSED</b>	
Employment Preservation	(155,727 sf x 4.7) (Lgt/Tech Manufacturing factor) = 731,917 tons/year
<b>NET DIFFERENCE</b>	<b>+85,051 tons/year</b>

\* (Non-residential) Building square footage (sf) 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/Office General Preservation	119,790 sf x 0.1 (Office rate) = 11,979 GPD	119,790 sf x 0.1 (Office rate) = 11,979 GPD
<b>PROPOSED</b>		
Employment Preservation	155,727 x 0.05 (Manufacturing/Business Park rate) = 7,786 GPD	N/A
<b>NET DIFFERENCE</b>	<b>-4,193 GPD</b>	<b>N/A</b>

\* (Non-residential) Building square footage (sf) 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	102nd Avenue N is a deficient facility located within one half mile of the proposed amendment.
Is the amendment located along a scenic/non-commercial corridor?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	102 <sup>nd</sup> Avenue N and Bryan Dairy Road are scenic non-commercial corridors.

## **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	Ancote fine sand depressional
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	Lake Seminole Watershed
Is the site located within the 25 year floodplain?	<input checked="" type="checkbox"/> Yes <input 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	There are wetlands on the site designated as Preservation on the FLUM. The site is adjacent to Lake Seminole.

\*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	Proposed land use and zoning change would not permit residential land uses.
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 A
Identify the Fire District serving the proposed development.		The subject site is located within the Seminole 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