

Impact Assessment and Background Data for Staff Report

Amendment to the Pinellas County Future Land Use Map

FLU-22-05

Site Location: 2.33 acres located at 2231 Blanchard Court, unincorporated Largo

Street Address: 2231 Blanchard Court

Parcel Number: 03/30/15/00000/340/0310

Prepared by: SMS

Date: 09/09/2022

Proposed Amendment From:

Future Land Use Designation(s): RU

acres: 2.33

Zoning Designation(s):

RM

acres: 2.33

Proposed Amendment To:

Future Land Use Designation(s): RLM

acres: 2.33

Zoning Designation(s):

NO CHANGE

acres: 2.33

Development Agreement?

No ☒

Yes ☐

New

Amended

Affordable Housing Density Bonus? No

No ☐

Yes ☐

How many units:

INFRASTRUCTURE IMPACTS
SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Residential Urban	(1.66 x 17 dwelling units) (Residential factor) = 28.22 tons/year
PROPOSED	
Residential Low Medium	(1.66 x 23 dwelling units) (Residential factor) = 38.18 tons/year
NET DIFFERENCE	+9.96 tons/year

* (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*
EXISTING		
Residential Urban	17 units x 200 (Multi-Family rate) = 3,400 GPD	17 units x 150 (Multi-Family rate) = 2,550 GPD
PROPOSED		
Residential Low Medium	23 units x 200 (Multi-Family rate) = 4,600 GPD	23 units x 150 (Multi-Family rate) = 3,450 GPD
NET DIFFERENCE	1,200 GPD	900 GPD

* (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)?	☒ Yes ☐ No	Ulmerton Road, east of Seminole Boulevard, is a deficient facility located within one half mile of the proposed amendment.
Is the amendment located along a scenic/non-commercial corridor?	☐ Yes ☒ No	

ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	☐ Yes ☒ No	Myakka soils and Urban land
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	☐ Yes ☒ No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	☐ Yes ☒ No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	☐ Yes ☒ No	
Identify the watershed in which the site is located.	☒ Yes ☐ No	The subject area is located within the Starkey Road Drainage Basin
Is the site located within the 25-year floodplain?	☐ Yes ☒ No	
Is the site located within the 100-year floodplain?	☐ Yes ☒ No	
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	☒ Yes ☐ No	There are wetlands on the west end of the property. Quality unknown at this time.

*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?	☐ Yes ☒ No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	☐ Yes ☒ 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.	☐ Yes ☒ No	
Has the applicant sought/been issued an affordable housing finding by Community Development?	☐ Yes ☒ No	
Will the approval of the amendment result in the displacement of mobile home residents?	☐ Yes ☒ 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.	☐ Yes ☒ No	
Would the amendment affect beach/waterfront accessibility?	☐ Yes ☒ No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	☐ Yes ☒ No	
Would the amendment have a significant impact on an adjacent local government?	☐ Yes ☒ No	
Is the amendment located within a designated brownfield area?	☐ Yes ☒ No	
Will the proposed amendment affect public school facilities?	☐ Yes ☒ 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