

Impact Assessment and Background Data for Staff Report

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

Case No: Z/LU-15-9-19

Site Location: Located on the east side of McMullen Booth Road approximately 700 feet north of Curlew Road in Palm Harbor

Street Address: N/A

Parcel Number: 16/28/16/00000/240/0140

Prepared by: MDS

Date: 8/30/2019

Proposed Amendment From:

Future Land Use Designation(s): R/OS **2.0 acres**

Zoning Designation(s): A-E **2.0 acres**

Proposed Amendment To:

Future Land Use Designation(s): I **2.0 acres**

Zoning Designation(s): LI **2.0 acres**

Development Agreement? No ☐ Yes ☒ New ☒ Amended ☐

Affordable Housing Density Bonus? No ☒ Yes ☐ **How many proposed units total:**

INFRASTRUCTURE IMPACTS
SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Recreation/Open Space	Note: Solid waste estimates are not available Negligible
PROPOSED	
Institutional (Building square footage restricted by the Development Agreement)	18,000 sq. ft. x 4.6 lbs./sq.ft. (medical office factor) = 82,800 lbs. /sq.ft. 82,800 lbs. /sq.ft. ÷ 2,000 lbs./ton= 41.4 tons/year
NET DIFFERENCE	+41.4 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		
Recreation/Open Space	Note: Usage amounts are not available Negligible	Note: Usage amounts are not available Negligible
PROPOSED		
Institutional (Building square footage restricted by the Development Agreement)	18,000 sq. ft. x 0.1 per sq. ft. (office factor) = 1,800 GPD Total Proposed Potable Water Impact: 1,800 GPD	18,000 sq. ft. x 0.1 per sq. ft. (office factor) = 1,800 GPD Total Proposed Potable Water Impact: 1,800 GPD
NET DIFFERENCE	+1,800 GPD	+1,800 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
Does the proposed amendment impact a concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	For transportation impacts see staff report for details. The site is within ½ mile of a Deficient County Road (McMullen Booth Road, south of Curlew)
Is the amendment located along a scenic/non-commercial corridor?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Residential subclassification

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 Matlacha, St. Augustine, and 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	None Known.
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None Known.
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.		The site is located in the South Creek drainage basin.
Is a portion of the site located within the 25 or 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The site is adjacent to the Lake Tarpon Outfall Canal.

*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	Coastal Storm Area - Cat 1 Greater than 20% Parcel
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The site is located within the hurricane evacuation zone B.
Identify the Fire District serving the proposed development.		The 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 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 ☒

Is the property equal to or greater than 10 acres in size?

Yes ☐ No ☒

******If yes, the case needs to go to DEO for additional review******

ATTACH THE FOLLOWING:

- ___ Location Map
- ___ Future Land Use Map with zoning designations
- ___ Aerial