

CW 18-06 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – The City of Safety Harbor proposes to amend the Countywide Map designation from Residential Low Medium and Preservation to Public/Semi-Public and Preservation.

The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. The proposed Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features. The current and proposed Preservation category is intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.

The subject property contains a large stormwater pond, which is proposed to remain. If approved, this amendment will be consistent with Safety Harbor's Comprehensive Plan.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on a roadway operating at an LOS of "F", therefore those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, so those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in a redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not located next to a public educational facility or adjacent jurisdiction, so those policies are not applicable.

Conclusion:

Due to the amendment area being over five acres in size, it is considered a regular map amendment. On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.