

**APPLICATION NO.:** Case CW 24-07

**STAFF:** Emma Wennick, Program Planner

**APPLICANT:** City of Safety Harbor

**PROPERTY SIZE:** 5.07 acres m.o.l.

**CURRENT COUNTYWIDE  
PLAN MAP CATEGORY:** Public/Semi-Public

**PROPOSED COUNTYWIDE  
PLAN MAP CATEGORY:** Recreation/Open Space

**CURRENT LOCAL  
FUTURE LAND USE PLAN  
MAP CATEGORY:** City of Safety Harbor – Institutional

**PROPOSED LOCAL  
FUTURE LAND USE PLAN  
MAP CATEGORY:** City of Safety Harbor – Recreation/ Open Space

**LOCATION / PARCEL ID:** The property is located west of Elm. St. and south of Cedar St. (Parcel # 04-29-16- 00000-120-2900).

**BACKGROUND SUMMARY:**

The applicant is requesting an amendment to the Countywide Plan Map from Public/Semi-Public to Recreation/ Open Space. The subject property is owned by the Pinellas County School Board. The Safety Harbor Secondary School was located on the property until it was demolished in 2009. The subject property is being conveyed to the City of Safety Harbor for a future park use.

**STAFF RECOMMENDATION:**

Staff recommends approval of an amendment to the Countywide Plan Map from Public/Semi-Public to Recreation/Open Space.

**PLANNERS ADVISORY COMMITTEE RECOMMENDATION:**

At its March 4, 2024 meeting, the Planners Advisory Committee voted 12-0 to recommend approval of this amendment.

**LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:**

The Safety Harbor City Commission held a public hearing at their regular meeting on February 5, 2024. The Board unanimously approved Ordinance No. 2024-04. There were 3 public comments, 2 in support and 1 in opposition.

**CURRENT PROPERTY INFORMATION:**

<b>Property Use(s):</b>	Vacant
<b>Site Features:</b>	The subject site is approximately 5.07 acres and is vacant. The subject property has frontage on Cedar St.

**PLANNING CONSIDERATIONS:**

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The subject property is owned by the Pinellas County School Board. The Safety Harbor Secondary School was located on the property until it was demolished in 2009.
2. Surrounding uses include a church to the northeast, single-family detached residential uses to the north, east, west, and south, and a vacant restaurant to the southeast.

One surrounding parcel, located west of the property, is within unincorporated Pinellas County.

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	<b>Current Countywide Plan Map Category: Public/Semi-Public</b>	<b>Proposed Countywide Plan Map Category: Recreation/Open Space</b>
<b>Purpose:</b>	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, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.	Intended to recognize recreation/open space uses that serve the community or region
<b>Permitted Uses:</b>	Institutional; Transportation/Utility;	Recreation/Open Space; Community

	Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential	Garden; Agricultural-Light; Electric substations in compliance with Section 163.3208, F.S.  Transportation/Utility uses (excluding electric substations) are subject to a five-acre maximum. Any contiguous use or combination of uses subject to this acreage threshold, alone or when added together, exceeding the acreage maximum, shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply.
<b>Max. Density:</b>	12.5 units per acre	N/A
<b>Max. Floor Area Ratio (FAR):</b>	Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70	0.25
<b>Max. Impervious Surface Ratio (ISR):</b>	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90	0.60

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

**1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

*Staff Analysis:* The Countywide Rules state that the Recreation/Open Space category is “Intended to recognize recreation/open space uses that serve the community or region.”

The locational characteristics of the Recreation/Open Space category are “generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the county; and in recognition of the natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations.”

The city proposes to amend their future land use map for this site resulting in a Countywide Plan Amendment being required. The subject property is being conveyed to the City of Safety Harbor for a future park use.

- 2. Forward Pinellas has developed the Multimodal Accessibility (MAX) index. Proposed amendments increasing density and/or intensity must maintain a MAX score equal to or better than the Countywide Average MAX score. The current Countywide Average MAX score is 9.7; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

*Staff Analysis:* The average MAX Index score for the subject property's grid cells is 5.56, which is below the countywide average score of 9.7. However, the Countywide Rules state: "An amendment to the Countywide Plan Map that results in an increase of density or intensity within an underperforming grid cell must be evaluated by the applicable criteria."

The proposed Countywide Plan Map amendment results in a decrease in both density and intensity, therefore, is exempt from the MAX index criteria for an underperforming grid cell.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

*Staff Analysis:* The amendment area is not located on a Scenic/Noncommercial Corridor.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

*Staff Analysis:* The amendment area is not located within the Coastal High Hazard Area.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

*Staff Analysis:* The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

- 6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

*Staff Analysis:* The proposed amendment is not adjacent to a public educational facility. However, it is adjacent to a small unincorporated Pinellas County parcel and no impacts to said parcel will result from this amendment.

- 7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.4.**

*Staff Analysis:* The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

### **PUBLIC CORRESPONDENCE**

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

### **CONCLUSION**

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.