



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 20-09

City of Safety Harbor

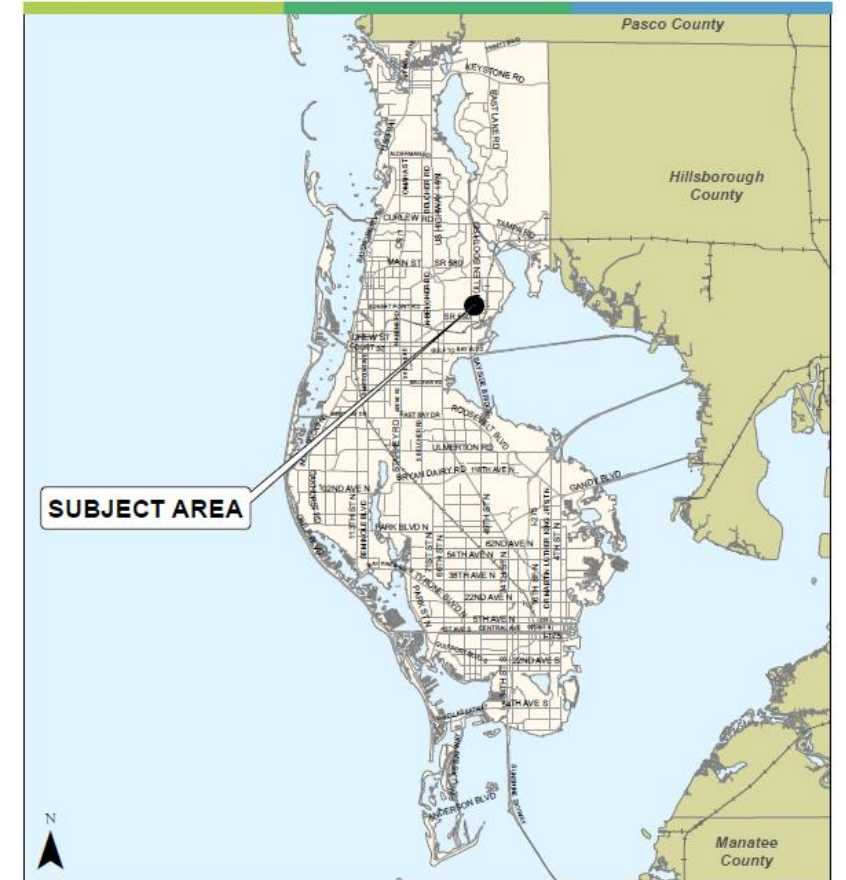
June 2, 2020



City of Safety Harbor Requested Action

- The City of Safety Harbor seeks to amend a property from Residential Low Medium to Recreation/Open Space
- The purpose of the proposed amendment is to maintain the subject property in a passive park setting as an extension to the Folly Farms Nature Preserve

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Map 1: Location Map



JURISDICTION: Safety Harbor FROM: Residential Low Medium
AREA: 1.05 Acres TO: Recreation/Open Space



Site Description

- **Location:** 1550 Martin Luther King Jr. Street North
- **Area Size:** approximately 1.05 acres
- **Existing Uses:** Single-family dwelling
- **Surrounding Uses:** Residential, Recreational, Preservation



Front of the Subject Property



North of the Subject Property



South of the Subject Property



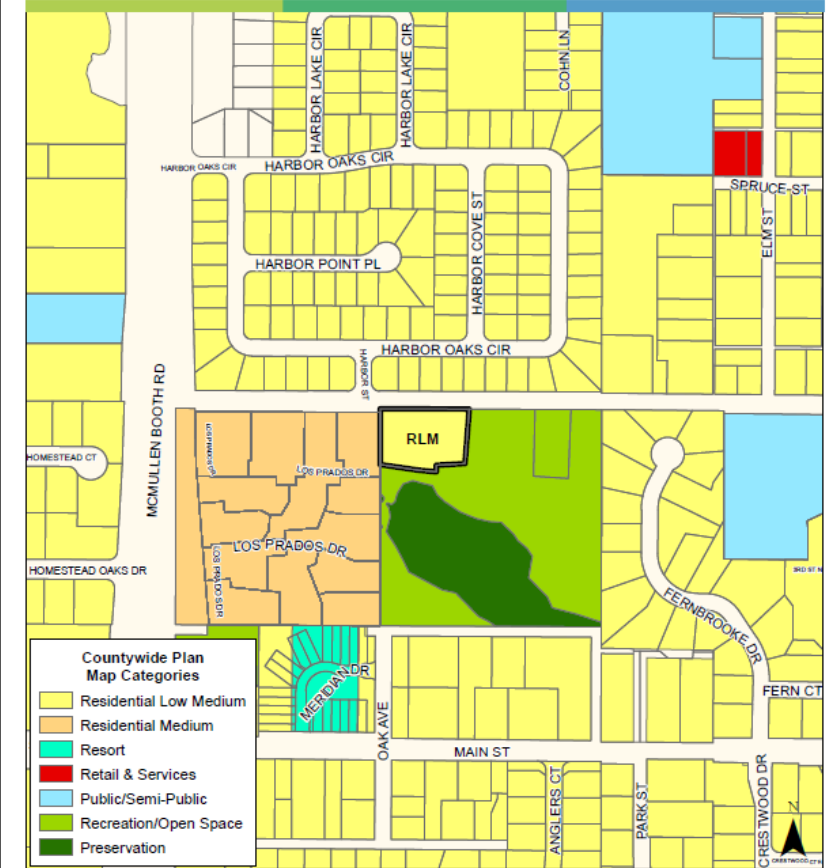
Current Countywide Plan Map Category

- **Category:** Residential Low Medium
- **Permitted Uses Not Subject to Acreage Thresholds:** Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural
- **Permitted Uses Subject to Acreage Thresholds:** Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a map amendment to another land use category that permits the use(s):
 - Uses Subject to One Acre Maximum – Office; Personal Service/Office Support; Retail Commercial
 - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility
 - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
- **Density/Intensity Standards:** – Shall not exceed 10 units per acre

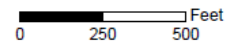


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Map 4: Current Countywide Plan Map



JURISDICTION: Safety Harbor FROM: Residential Low Medium
 AREA: 1.05 Acres TO: Recreation/Open Space



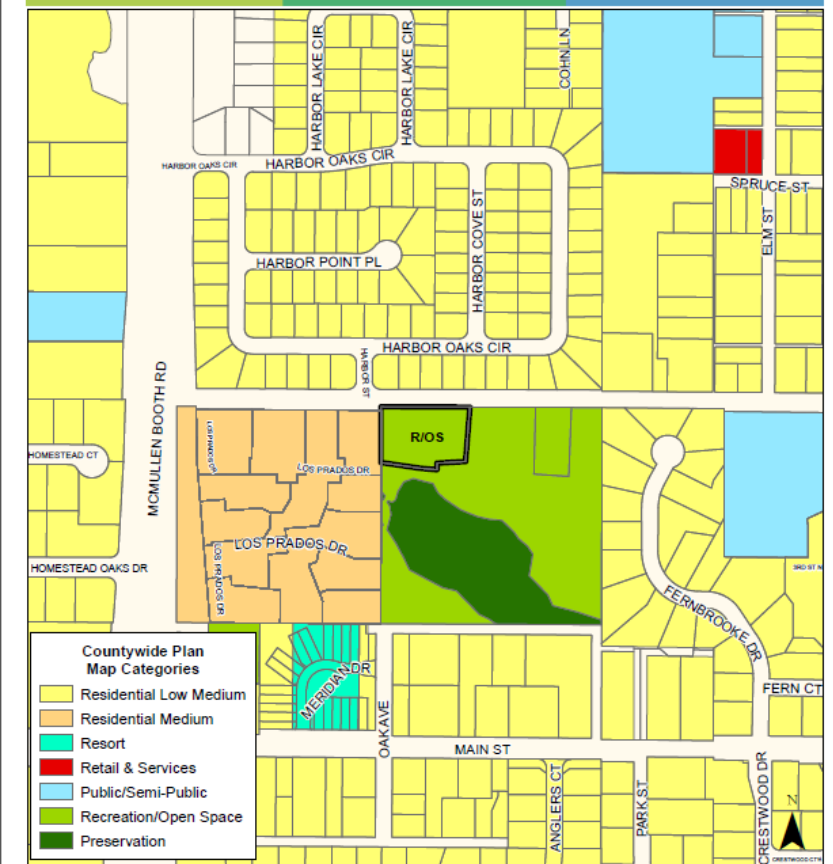
Proposed Countywide Plan Map Category

- **Category:** Recreation/Open Space
- **Permitted Uses Not Subject To Acreage Thresholds:** Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural;
- **Permitted Uses Subject to Acreage Thresholds:** Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a map amendment to another land use category that permits the use(s):
 - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility
 - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60



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Map 5: Proposed Countywide Plan Map



JURISDICTION: Safety Harbor

FROM: Residential Low Medium

AREA: 1.05 Acres

TO: Recreation/Open Space

0 250 500 Feet

Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Recreation/Open space category.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better, therefore those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located within a SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located with CHAA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The proposed amendment area is not adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.



Public Comments

- There were no public comments for Case CW 20-09.

