

CW 16-16 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) Consistency with the Countywide Plan and Rules** – The proposed amendment is submitted by the City of Safety Harbor and seeks to reclassify a parcel totaling 10 acres. The proposed amendment seeks to amend the parcel from Public/Semi-Public (4.3 acres) and Preservation (5.7 acres) to Recreation/Open Space (6.6 acres), Public/Semi-Public (0.3 acres), and Preservation (3.1 acres).

The current and proposed Public/Semi-Public (P/SP) 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 proposed P/SP area (to remain after amendment) is for a small access area to the Harborside Christian Church.

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 proposed Recreation/Open Space category is intended to recognize areas appropriate for public and private open spaces and recreational facilities that serve the community or region, as well as natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations.

The subject site is vacant. As part of a 2014 development agreement between the City and Harborside Christian Church, which is located immediately to the west of the subject site, this property was conveyed to the City to be designated as a preserve area, including a passive park on the Recreation/Open Space areas.

It should be noted that the City's Future Land Use Map designation for a portion of the subject property is currently Residential Suburban, which is inconsistent with the Countywide Plan Map designation of Public/Semi-Public for that area. If approved, the proposed amendment will eliminate the inconsistency.

In addition, the City's Future Land Use Map shows an inconsistent boundary for the Preservation category on the parcel immediately to the south of the subject site. While

not formally a part of this request to amend the Countywide Plan Map, the inconsistency needs to be addressed pursuant to Article 3 of the Countywide Rules.

The proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on roadway operating at an LOS of “F.” Additionally, due to the reduction in Public/Semi-Public acreage, the difference in expected traffic generated between the existing and the proposed categories is a decrease of approximately 267 vehicle trips per day.

Therefore, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 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, nor does it impact, a designated development or redevelopment area, so those policies are not applicable.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to another jurisdiction or to a public educational facility, so those policies are not applicable.

Conclusion:

The proposed amendment from Public/Semi-Public and Preservation to Recreation/Open Space, Public/Semi-Public, and Preservation is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.