



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

PPC Meeting
May 11, 2016

Agenda Item
III.B.3

Case - CW 16-16
Safety Harbor

I. AMENDMENT INFORMATION

From: Public/Semi-Public (P/SP) and Preservation (P)

To: Recreation/Open Space (R/OS), Public/Semi-Public (P/SP), and Preservation (P)

Area: 10 acres m.o.l.

Location: West of intersection of Green Springs Drive and Marshall Street

II. RECOMMENDATION

Pinellas Planning Council (PPC) recommend to the Countywide Planning Authority (CPA) that the proposed map amendment to Recreation/Open Space, Public/Semi-Public, and Preservation be approved. Separately and in addition, it is requested that the City address an inconsistent designation for a Preservation area on the parcel immediately to the south of the subject site.

III. BACKGROUND

This proposed amendment is submitted by the City of Safety Harbor and seeks to reclassify a parcel from P/SP (4.3 acres) and P (5.7 acres) to R/OS (6.6 acres), Public/Semi-Public (0.3 acres), and Preservation (3.1 acres). 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.

If approved, in addition to carrying out the terms of the development agreement, this amendment will rectify an existing inconsistency on the subject parcel on the City's Future Land Use Map (see Attachment 1 for an explanation). It is also requested that the City address a second inconsistency on an adjacent parcel.

PPC Action: *The PPC recommended approval of the amendment as noted above (vote 10-0).*

CPA Action:

IV. FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The Recreation/Open Space, Public/Semi-Public, and Preservation categories recognize the environmental characteristics on site and the proposed use of the site, and are consistent with the criteria for utilization of these categories; and
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of the findings.

In consideration of and based upon a balanced legislative determination of the Relevant Countywide Considerations, as they relate to the overall purpose and integrity of the Countywide Plan, it is recommended that the proposed Recreation/Open Space, Public/Semi-Public, and Preservation Countywide Plan Map categories be approved. Separately and in addition, it is requested that the City address an inconsistent designation of a Preservation area on the parcel immediately to the south of the subject site.

V. PLANNERS ADVISORY COMMITTEE

At the Planners Advisory Committee meeting on May 2, 2016, the members discussed and recommended approval of staff recommendation by a vote of 12-0.

VI. LIST OF MAPS & ATTACHMENTS

- Map 1 Location
- Map 2 Current Countywide Plan & Jurisdiction Map
- Map 3 Aerial
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map

Attachment 1 Staff Analysis

VII. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see May 2016 Agenda and then click on corresponding case number).

- Support Document 1 Disclosure of Interest Form
- Support Document 2 Local Government Application

SUBJECT: Case CW 16-16 – Safety Harbor

VIII. MEETING DATES

Planners Advisory Committee, May 2, 2016 at 1:30 p.m.

Pinellas Planning Council, May 11, 2016 at 3:00 p.m.

Countywide Planning Authority, June 7, 2016 at 9:30 a.m.

Attachment 1 Draft PAC Summary Action Sheet